



## **CITY OF MIAMI GARDENS CITY COUNCIL MEETING AGENDA**

Meeting date: June 23, 2004  
Administrative Offices, Suite 201  
1515 NW 167<sup>th</sup> Street, Suite 200, Bldg. 5  
Miami Gardens, Florida 33169  
Next Regular Meeting Date: July 14, 2004  
Phone: (305) 622-8000 Fax: (305) 622-8001  
Website: [www.miamigardens-fl.gov](http://www.miamigardens-fl.gov)  
Time: 7:00 p.m.

Mayor Shirley Gibson  
Vice Mayor Aaron Campbell  
Councilman Melvin L. Bratton  
Councilman Oscar Braynon, II  
Councilwoman Audrey J. King  
Councilwoman Sharon Pritchett  
Councilwoman Barbara Watson  
City Manager Danny O. Crew  
City Attorney Sonja Knighton  
City Clerk Ronetta Taylor

City of Miami Gardens Ordinance No. 2004-02-18 requires all lobbyists before engaging in any lobbying activities to register with the City Clerk and pay an annual fee of \$250.00. This applies to all persons who are retained (whether paid or not) to represent a business entity or organization to influence "City" action. "City" action is broadly described to include the ranking and selection of professional consultants, and virtually all-legislative, quasi-judicial and administrative action. All not-for-profit organizations, local chamber and merchant groups, homeowner associations, or trade associations and unions must also register however an annual fee is not required.

1. **CALL TO ORDER/ROLL CALL OF MEMBERS:**
2. **INVOCATION:**
3. **PLEDGE OF ALLEGIANCE:**
4. **APPROVAL OF MINUTES:**
  - 4A) **Approve Minutes of City Council Meeting of:**  
Regular Council Meeting - June 9, 2004
5. **AGENDA/ORDER OF BUSINESS (ADDITIONS/DELETIONS/**

**AMENDMENTS):**

**6. SPECIAL PRESENTATION(S):**

- 6A) Miami Gardens/Carol City District Police Department Acknowledgments**
- 6B) Matthew A. Connolly, CPA – Jordan's Landing**

**7. ORDINANCE(S) FOR FIRST READING:**

- 7A) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AMENDING SECTION 33-8 OF THE CODE OF MIAMI-DADE COUNTY AS ADOPTED BY SECTION 8.3 OF THE CHARTER OF THE CITY OF MIAMI GARDENS, TO DELETE THE CURRENT SECTION AND CREATE A NEW SECTION ENTITLED "CERTIFICATES OF USE", CREATING DEFINITIONS; PROVIDING FOR THE REQUIREMENT OF A CERTIFICATE OF USE; PROVIDING FOR APPLICATION PROCEDURES; PROVIDING FOR SPECIFIC GROUNDS FOR DENIAL; PROVIDING FOR RENEWALS OF CERTIFICATES OF USE; PROVIDING FOR A DISPLAY OF CERTIFICATE; PROVIDING FOR DUTIES OF THE CODE ENFORCEMENT DIRECTOR; PROVIDING FOR EXAMINATION OF RECORDS; PROVIDING FOR RIGHT OF ENTRY; PROVIDING FOR THE TERM OF CERTIFICATE OF USE AND TRANSFER; PROVIDING FEES UTILIZING THE ADOPTED ZONING FEE SCHEDULE; PROVIDING FOR USE OF THE ZONING CLASSIFICATION MANUAL; PROVIDING FOR APPROVAL OF BUSINESS LOCATION; PROVIDING FOR LOST OR STOLEN CERTIFICATES; PROVIDING FOR CIRCUMSTANCES UNDER WHICH A CERTIFICATE MAY BE DEEMED NULL AND VOID OR ILLEGAL; PROVIDING FOR REVOCATION OF CERTIFICATE OF USE; PROVIDING FOR PROCEDURES PURSUANT TO WHICH A CERTIFICATE OF USE IS REVOKED; PROVIDING PENALTIES FOR VIOLATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)**

**8. ORDINANCE(S) FOR SECOND READING (PUBLIC HEARINGS):**

There are none

**9. PUBLIC COMMENT – 10 MINUTES**

**10. RESOLUTIONS:**

- 10A) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION OF CAROL CITY**

DEVELOPMENT, LLC, FOR THE CREATION OF A MULTIPURPOSE SPECIAL TAXING DISTRICT FOR STREET LIGHTING, RETAINING WALL MAINTENANCE, SWALE MAINTENANCE, AND MAINTENANCE OF THE CEREMONIAL PARK; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)

- 10B) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AWARDING A CONTRACT FOR THE INSTALLATION OF CITY IDENTIFICATION SIGNAGE TO MOUSE DESIGN STUDIO; AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH MOUSE DESIGN STUDIO SUBJECT TO THE APPROVAL AND REVIEW OF THE CITY ATTORNEY; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)

**11. REPORT OF THE CITY ATTORNEY**

**12. REPORTS OF CITY MANAGER**

**13. REPORTS OF MAYOR AND COUNCIL MEMBERS**

**13A) GENERAL REPORTS FROM MAYOR AND COUNCIL MEMBERS**

**14. REQUESTS, PETITIONS & OTHER COMMUNICATIONS FROM THE PUBLIC:**

**14A) PUBLIC COMMENTS – 20 MINUTES**

**15. SPECIAL PRESENTATION(S)**

**16. ADJOURNMENT:**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT RONETTA TAYLOR, CMC, CITY CLERK (305) 655-0024, NOT LATER THAN 48 HOURS PRIOR TO SUCH PROCEEDING.

ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM MAY CONTACT RONETTA TAYLOR, CMC, CITY CLERK (305) 655-0024.

ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE CITY OF MIAMI GARDENS WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

**Please turn-off all beepers and cellular telephones to avoid interrupting the council meeting.**







## MEMORANDUM

**6A) Miami Gardens/Carol  
City District Police  
Department  
Acknowledgements**

107.07-17A

TO: DISTRIBUTION

DATE: December 4, 2003

SUBJECT: Employee of the Month

FROM:

Willie B. Marshall, Major  
Carol City District Commander

The Employee of the Month (ETM) has been established to recognize performance, which continually excels beyond what is required by departmental policy, rules, and procedures. The program intends to promote and foster morale, enhance participation, and utilize teamwork in an effort to improve the quality of service and achievement of the Carol City District's goals and objectives.

**Employee of the Month for December 2003**  
**Sergeant Clifton Crosbie**

Sergeant Clifton Crosbie was selected based on his superior alertness and attention to duty, resulting in the capture of an in-progress rape subject and the recovery of an abducted sexual battery victim. Sergeant Crosbie's name will be affixed to the District's ETM Plaque, and he is authorized to park in the ETM parking space for the month of December 2003. In addition, receipt of the award will be recorded on the Personnel Record Summary of his departmental personnel file.

WBM/ps

Distribution: Captain (1)  
Lieutenants (6)  
Sergeant Clifton Crosbie  
Roll Call Boards (4)

c: Deborah Whisby-Ferguson, Sergeant

# MEMORANDUM

107.17A METRO-DADE/GSA-MAT. MGT.

TO: DISTRIBUTION

DATE: January 1, 2004

SUBJECT: Employee of the  
Month

FROM: Willie B. Marshall, Major  
Carol City District Commander

The Employee of the Month (ETM) has been established to recognize performance, which continually excels beyond what is required by departmental policy, rules, and procedures. The program intends to promote and foster moral, enhance participation, and utilize teamwork in an effort to improve the quality of service and achievement of the Carol City District's goals and objectives.

Employee of the Month for January 2004  
Officer Samuel Israel

Officer Samuel Israel was selected based on his continual exhibition of superior attention to duty and teamwork. Officer Israel's name will be affixed to the District's ETM Plaque. In addition, receipt of the award will be recorded on the Personnel Record Summary of his departmental personnel file.

WBM/ps

DISTRIBUTION: Captain (1)  
Lieutenants (6)  
Officer Samuel Israel  
Roll Call Boards (4)

c: Louis Battle, Major  
Special Patrol Bureau

Deborah Whisby-Ferguson, Sergeant

1/2/04



## MEMORANDUM

OFFICIALS OF THE CITY OF MIAMI

TO: DISTRIBUTION

DATE: February 5, 2004

SUBJECT: Employee of the Month

FROM: Willie B. Marshall, Major  
City of Miami Gardens  
Carol City District Commander

The Employee of the Month (ETM) has been established to recognize performance, which continually excels beyond what is required by departmental policy, rules, and procedures. The program intends to promote and foster moral, enhance participation, and utilize teamwork in an effort to improve the quality of service and achievement of the Carol City District's goals and objectives.

Employees of the Month for February 2004  
Officer Kevin Akelaitis and Officer Adam Shahan

Officers Akelaitis and Shahan were selected based on their continued exhibition of superior attention to duty and teamwork. Officer Akelaitis' and Shahan's names will each be affixed to the District's ETM Plaque, and they are authorized to park in the ETM parking space for the month of February 2004. In addition, receipt of the award will be recorded on the Personnel Record Summary of each of their departmental personnel files.

WBM/ps

Distribution: Donald Rifkin, Captain  
Lieutenants (6)  
Kevin Akelaitis, Officer  
Adam Shahan, Officer  
Roll Call Boards (4)

c: Debra Whisby-Ferguson, Sergeant



## MEMORANDUM

FOUO, LTP, MEMO-UNCLASSIFIED, MGT.

TO: DISTRIBUTION

DATE: March 18, 2004

SUBJECT: Employee of the Month

FROM: Willie B. Marshall, Major  
City of Miami Gardens  
Carol City District Commander

The Employee of the Month (ETM) has been established to recognize performance, which continually excels beyond what is required by departmental policy, rules, and procedures. The program intends to promote and foster morale, enhance participation, and utilize teamwork in an effort to improve the quality of service and achievement of the Carol City District's goals and objectives.

Employees of the Month for March 2004  
Officer Benjamin Furer and Officer Emile Wilson

Officers Furer and Wilson were selected based on their continued exhibition of superior attention to duty and teamwork. Officer Furer's and Wilson's names will each be affixed to the District's ETM Plaque, and they are authorized to park in the ETM parking space for the month of March 2004. In addition, receipt of the award will be recorded on the Personnel Record Summary of each of their departmental personnel files.

WBM/ps

Distribution: Donald Rifkin, Captain  
Lieutenants (6)  
Benjamin Furer, Officer  
Emile Wilson, Officer  
Roll Call Boards (4)

c: Debra Whisby-Ferguson, Sergeant



## MEMORANDUM

TO: DISTRIBUTION

DATE: May 3, 2004

SUBJECT: Employee of the Month

FROM: Willie B. Marshall, Major  
City of Miami Gardens  
Carol City District Commander

The Employee of the Month (ETM) has been established to recognize performance, which continually excels beyond what is required by departmental policy, rules, and procedures. The program intends to promote and foster morale, enhance participation, and utilize teamwork in an effort to improve the quality of service and achievement of the Carol City District's goals and objectives.

**Employee of the Month for April 2004**  
**Detective Ashley Thomas**

Detective Ashley Thomas was selected based on his superior alertness and attention to duty, resulting in the capture of an in-progress rape subject and the recovery of an abducted sexual battery victim. Detective Thomas' name will be affixed to the District's ETM Plaque, and he is authorized to park in the ETM parking space for the month of May 2004. In addition, receipt of the award will be recorded on the Personnel Record Summary of his departmental personnel file.

WBM/ps

Distribution: Donald Rifkin, Captain  
Lieutenants (6)  
Ashley Thomas, Detective  
Roll Call Boards (4)

c: Deborah Whisby-Ferguson, Sergeant



# MEMORANDUM

TO: DISTRIBUTION

DATE: June 3, 2004

SUBJECT: Employee of the Month

FROM: Willie B. Marshall, Major  
City of Miami Gardens  
Carol City District Commander

The Employee of the Month (ETM) has been established to recognize performance, which continually excels beyond what is required by departmental policy, rules, and procedures. The program intends to promote and foster morale, enhance participation, and utilize teamwork in an effort to improve the quality of service and achievement of the Carol City District's goals and objectives.

Employee of the Month for May 2004  
Sergeant Flavio Quiroz

Sergeant Flavio Quiroz was selected based upon his continual exhibition of superior attention to duty and teamwork. Sergeant Flavio's name will be affixed to the District's ETM Plaque, and he is authorized to park in the ETM parking space for the month of June 2004. In addition, receipt of the award will be recorded on the Personnel Record Summary of his departmental personnel file.

WBM/ps

Distribution: Donald Rifkin, Captain  
Lieutenants (6)  
Flavio Quiroz, Sergeant  
Roll Call Boards (4)

c: Debra Whisby-Ferguson, Sergeant





## MEMORANDUM

107.07-17A

TO: Linda O'Brien, Commander  
Media Relations Bureau

DATE: September 8, 2003

SUBJECT: Recommendation for  
Departmental Award

FROM:  Willie B. Marshall, Major  
Carol City District Commander

Pursuant to Recognition Program Officers Ricardo Perez, Badge 5429, and Birky Gallego, Badge 4732, Sergeant Shelly Weichselbaum, Badge 1301, and Lieutenant John Webb, Badge 2257, are nominated for the Life Saving and Valor Award deemed appropriate by the Awards Committee.

On Saturday, August 16, 2003, at approximately 0900 hours, Officers Perez and Gallego responded to 2747 NW 106 Street, regarding a violent dispute between a father and son. Officer Perez was the first to arrive, when he observed the father, Mr. Jose Suarez, exit the residence. Officer Perez could hear the suspect, Mr. Joseph Suarez, breaking furniture and observed him smashing the windows of the residence with his hands. Mr. Jose Suarez advised repeatedly that his son was "not right in his head," his wife had left him, and he was depressed and suicidal. Officer Perez observed Mr. Joseph Suarez waving a knife out of an open window, and then come out the front door with a knife in his hand. When Officer Perez attempted to establish a dialogue with Mr. Suarez, he ran back into the house and stated he had a gun and to get away from the house. A perimeter was established around the residence and a supervisor was requested to respond.

Sergeant Weichselbaum and Lieutenant Webb responded to the scene and observed Mr. Suarez smash a window of the residence with his head. All of the windows had exterior type burglar bars. Lieutenant Webb established contact with Mr. Suarez and developed rapport calming him down, while slowly approaching the house.

Mr. Suarez had a knife in each hand and continued to wave one knife out of the window. Lieutenant Webb convinced Mr. Suarez to drop one knife out of the window. After further gaining the trust of Mr. Suarez, he was convinced to come to the window and hand the Lieutenant his other knife. Exposing himself to great danger Lieutenant Webb retrieved the knife from Mr. Suarez. Mr. Suarez refused to exit the residence and Lieutenant Webb continued to engage Mr. Suarez in conversation to keep his attention towards the front of the house.

Sergeant Weichselbaum and Officers Perez and Gallego quietly entered the residence through a barricaded rear door exposing themselves to the dangerous and possibly armed subject. They made it to the entrance of the room before Mr. Suarez heard them. Upon observing the officer, Mr. Suarez aggressively lunged towards them. Sergeant Weichselbaum

Linda O'Brien, Commander

September 8, 2003

deployed her M-26 Advanced Tazer at Mr. Suarez knocking him to the floor. Officers Perez and Gallego then immediately handcuffed him without further incident.

The actions of these officers exemplifies bravery and courage performed in the presence of personal danger. Their actions were above and beyond the ordinary call of duty.

WBM/vn

Attachment

c: Leonard Burgess, Chief  
North Operations Division



## MEMORANDUM

TO: Distribution

DATE: June 12, 2003

SUBJECT: Commendation

FROM:

  
Willie B. Marshall, Major  
Carol City District Commander

It has been brought to my attention that your recent efforts are worthy of commendation.

On Thursday, May 29, 2003, at 3:09 a.m., Officer Vernon Sullivan and Sergeant George Birlidis were dispatched to a shots fired call at 19211 NW 34 Court. Contact was made with the residents on both sides of this location, who advised that they heard multiple gunshots coming from the house. Additionally, there had been frequent complaints regarding narcotics being sold from the residence and there were visible bullet holes in the front wall from previous shots being fired at the house.

Additional units responded to assist and Lieutenant Eric Rossman took control of the scene and established a perimeter around the duplex. Attempts to contact the occupants of the residence were hampered by a heavy rainstorm and the fact that the occupants are deaf. The houses on both sides of the residence were evacuated. During the course of establishing the perimeter, it was learned that an exterior camera was mounted near the front door, thus permitting the occupants of the residence to know the officers exact location near the front door.

After approximately one hour, one occupant exited from the front door. He advised that there were 3 other persons inside. In an attempt to verify that all occupants were unharmed, entry was made inside and the additional persons located. During the cursory search, it was evident that there was drug dealing at the location. Bundled money (\$1,547), two bulletproof vests, and a large quantity of unused zip lock baggies were observed.

The owner of the residence, signed a written Consent to Search the premises. The search revealed the following items concealed in the attic and in a storage compartment in a closet wall: 22 grams of cocaine, 99.5 grams of marijuana, 2 assault rifles, 3 shotguns and 4 other firearms. All items were impounded. The owner was arrested and confessed to firing 9 rounds from his assault rifle near his rear door.

Your individual and team efforts resulted in the arrest of a convicted felon and removed narcotics and firearms from the neighborhood. Each of you is commended for your professionalism, hard work and contributions to a successful conclusion in this case.

Distribution

June 12, 2003

WBM/chs

Distribution: Lieutenant Eric Rossman  
Sergeant George Birlidis  
Officer Vernon Sullivan  
Officer Steven Leflore  
Officer Juan Prieto  
Officer Edhy Mederos  
Officer Ashley Thomas  
Officer Robert Stringer  
Officer Emanuel Walton



**6B) JORDAN'S  
LANDING**

# Jordan's Landing

A 59 Single Family Home Community  
Miami, Florida

Submitted By

Carol City Development, LLC  
10661 S.W. 88<sup>th</sup> Street, Suite 201  
Miami, Florida 33176

# TABLE OF CONTENTS

I. EXECUTIVE SUMMARY.....	3
II. SUBJECT PROPERTY .....	4
SITE DESCRIPTION.....	4
LEGAL DESCRIPTION:.....	4
ZONING:.....	5
ASSESSMENTS & TAXES:.....	5
SURROUNDINGS:.....	5
ENVIRONMENTAL/SOIL/WETLANDS .....	6
IMPROVEMENT DESCRIPTION.....	6
STREET IMPROVEMENTS:.....	6
PROPOSED LOTS:.....	6
LOT SIZES:.....	6
III. MARKETING PLAN .....	8
LOCATION MAP .....	9
AERIAL PHOTOGRAPH.....	10
IV. LOCATION/MARKET .....	12
MIAMI-DADE COUNTY.....	12
LOCATION AND SIZE .....	12
POPULATION .....	12
EMPLOYMENT TRENDS .....	13
INCOME.....	14
TOURISM.....	15
FINANCIAL RESOURCES .....	16
TRANSPORTATION.....	17
GOVERNMENT .....	17
REAL ESTATE.....	18
SUMMARY.....	19
V. COMPARABLES .....	20
LAND SALES COMPARABLES .....	20
LOT SALES COMPARABLES.....	20
COMPARABLE PROPERTIES FOR SALE IN CAROL CITY.....	21
VI. OWNERSHIP .....	22
OWNERSHIP STRUCTURE .....	22
MANAGEMENT TEAM.....	22
DEVELOPMENT TEAM.....	23
ADDENDUMS .....	25
SITE PLAN.....	25
FLOOR PLANS AND ELEVATIONS .....	26
MODELS - DESCRIPTION OF IMPROVEMENTS .....	26
MARKET INFORMATION.....	27
OVERVIEW - CAROL CITY, MIAMI-DADE COUNTY, FLORIDA.....	27
DEMOGRAPHICS .....	28



## I. EXECUTIVE SUMMARY

### PURPOSE OF THIS DOCUMENT:

The purpose of this package is to obtain financing, in the form of a Development and Construction Loan, for the subject property referred to as 'Jordan's Landing'.

### SUBJECT PROPERTY:

The subject property located in Northern Miami-Dade County, Miami, Florida, is comprised of a proposed 59 single-family home subdivision totaling approximately 10.18 acres. Previously, the site was used as a plant nursery, which has subsequently been demolished with the excavation and grading of the site near completion. We expect a three-month time period for site development and based on strong demand in the market we expect an eight-month time period for home construction and delivery.

### FINANCING REQUIREMENTS:

- (1) Obtain a development loan for the proposed subdivision.
- (2) Simultaneously obtain a construction loan for the proposed single-family homes.

### VALUE ALLOCATION:

Following lengthy discussions with architects and general contractors, our budgeted estimate for the development costs associated with the subdivision, including fees and financing interest charges, will be approximately \$820,000 (\$14,000 per lot). In addition we have budgeted approximately \$70,000 per lot for home construction costs. We feel that we have mitigated risk with an abbreviated timeline for completion and virtually no competing projects that will allow us to capture the strong demand in addition to a favorable interest rate environment.

### TERMS OF THE LOAN:

The terms that we are seeking include an 85% loan-to-value or loan-to-cost, partial-recourse loan.

### CURRENT MORTGAGE:

Currently, the property carries a seller-financed second mortgage of approximately \$750,000 with a 10.5% per annum interest rate. The mortgage carries a provision for subordination for the purpose of obtaining a development/construction loan.

### HISTORY OF OWNER:

Carol City Development, LLC purchased the property from Miami-Dade School Board in December of 2002. Prior to the School Board's acquisition, the property was known and operated as Caribbean Nurseries.

## II. SUBJECT PROPERTY

### SITE DESCRIPTION

ADDRESS:	20200 N.W. 37 <sup>th</sup> Avenue, Miami, FL
LOCATION:	West side of N.W. 37 <sup>th</sup> Avenue between N.W. 201 <sup>st</sup> Street and 202 <sup>nd</sup> Street, Miami-Dade County, Florida.
OWNERSHIP:	Fee Simple
LAND SIZE:	10.18 Acres
SIZE:	443,610 +/- square feet
IMPROVEMENTS:	A proposed 59-lot single-family subdivision.
AVERAGE LOT SIZE:	5,693.80 square feet
ZONING:	RU-1Z, Zero-Lot-Line District
DIMENSIONS/SHAPE:	The subject is irregular in shape. The site fronts for 500.75 feet, more or less, along the west side of N.W. 37 <sup>th</sup> Avenue. The north property line extends westerly 352.66 feet, thence 39.27 feet along a radius curve, thence south 75 feet, thence west 299 feet, thence north 10.4 feet, thence west 64.06 feet, south 9.29 feet, thence west 352.19 feet. The west property line runs south 181.43 feet, thence east 114.96 feet, thence south 206.88 feet. The south property line runs east 972.74 feet to N.W. 37 <sup>th</sup> Avenue.
TOPOGRAPHY/ DRAINAGE:	The site is level and approximately at street grade. The land slopes from east to west with the northeastern portion at approximately 10 feet and the southwestern portion at 6 foot, requiring fill to grade.
FLOOD ZONE:	Map_12025C0080J, Effective March 2, 1994. "X" Areas determined to be outside 500-year plain.
SOIL & SUBSOIL:	The immediate area of the subject site appears to have no unusual soil or subsoil conditions. Unusual conditions would be brought out by test borings.
NOTE:	The Property was a former plant nursery.
UTILITIES:	Water: Miami-Dade Water and Sewer Department. Sewer: Miami-Dade Water and Sewer Department. Electricity: Florida Power and Light Company Telephone: BellSouth Telephone Company
EASEMENTS:	Easements are in place for utilities to place the necessary infrastructure to accommodate Jordan's Landing.

### LEGAL DESCRIPTION:

Commence northeast corner of SE1/4 of Section 32, Township 51 South, Range 41 East; thence south 01°05'54" west along the east line of said Section 32, for 1,501.75 feet; thence north 89°50'37" west for 35 feet; thence south 01°05'54" west for 265.04 feet to the Point of Beginning; thence north 89°50'37" west for 352.66 feet to a point of curvature; thence along the arc of said curve

concave southeast having for its elements a central angle of 90°00'00", a radius of 25 feet, and a distance of 39.27 feet to a point of tangency; thence south 00°09'23" west for 75 feet; thence north 89°50'37" west for 299 feet; thence north 00°09'23" east for 10.40 feet; thence north 89°50'37" west for 64.06 feet; thence south 00°09'23" west for 9.29 feet; thence north 89°50'37" west for 352.19 feet; thence south 01°05'54" west for 181.43 feet; thence south 89°55'18" east for 114.96 feet; thence south 00°04'42" west for 206.88 feet; thence south 89°55'18" east for 307.61 feet; thence south 87°21'33" east for 335.13 feet; thence south 89°55'18" east for 330 feet; thence north 01°05'54" east for 500.75 feet to the Point of Beginning.

**ZONING:**

The property’s zoning is within the jurisdiction of Miami-Dade County, Florida. The subject property is zoned **RU-1Z, Zero-Lot-Line Development**.

**ASSESSMENTS & TAXES:**

The subject property is assessed under the jurisdiction of Miami-Dade County, Florida. The assessment of the property is established each year as of January 1<sup>st</sup> by the Miami-Dade County Property Appraiser’s Office at 100% of “Just Value”. Just Value is the Market Value less closing costs.

Folio No.	Land	Assessment Improvement	Total	Taxes
30-1132-001-0350	\$276,240	\$100,000	\$376,240	\$164.51

**SURROUNDINGS:**

**NEIGHBORHOOD**

- The property is located in the northeast area of unincorporated Miami-Dade County known as Carol City, three-fourth mile south of the Miami-Dade/Broward County line.
- Specifically, the property is located on the west side of N.W. 37th Avenue between N.W. 201st Street and N.W. 202nd Street, approximately 3 blocks north of N.W. 199th Street (Honey Hill Drive) and two miles north of the Palmetto Expressway.
- The boundaries of the Carol City are delineated as the Palmetto Expressway to the south, N.W. 57th Avenue to the west, the Broward County line to the north, and the Florida Turnpike to the east. The neighborhood is primarily a residential area, which is dissected by commercial corridors along traffic arteries.
- The Palmetto Expressway (State Road 826) is a major traffic artery in Miami-Dade County. This limited access road extends northerly from U.S. Highway 1 in the Dadeland area to N.W. 167th Street, then easterly to the Golden Glades Interchange. The Golden Glades Interchange is the intersection of the Palmetto Expressway, the Florida Turnpike, Interstate 95, and U.S. Highway 441. Interchanges to the Palmetto Expressway in the vicinity of our site are located at N.W. 47th, N.W. 37th, and N.W. 27th Avenues.
- The east/west traffic arteries to our site’s neighborhood are Miami Gardens Drive (N.W. 183rd Street), and Honey Hill Road (N.W. 199th Street). The north/south traffic arteries to our site’s neighborhood are N.W. 57th Avenue, N.W. 47th Avenue, N.W. 37th Avenue, N.W. 27th

Avenue, and N.W. 17th Avenue. The majority of shopping and convenience facilities front on these traffic arteries.

- Adjacent to the north side of our site is a residential subdivision known as Waterman Homes. These residences are located on 4,500 to 7,900 square foot lots.
- The residential subdivisions of Leslie Estates situated on approximately 300 acres, are located east across N.W. 37th Avenue from our site. These subdivisions contain townhouses, patio homes, zero-lot-line residences and residences on 7,500 square foot lots. The development of the residential units in similar subdivisions range from 1980 to 1995. Current sale prices in these developments are approximately \$156,000.
- There is a 162-pad mobile home park known as Riviera Park located adjacent to the south of our site. This mobile home park was developed in 1951.
- There are single-family residential subdivisions located north, west and southwest of the subject site. These subdivisions were developed in the 1960's and early 1970's. The lots are standard RU-1 lots with an average size of 7,500 square feet. Current sale prices are approximately \$150,000.
- Calder Race Track and Pro Player Stadium are located approximately one mile east of our site. These facilities are located as of N.W. 27th Avenue, between N.W. 199th Street and N.W. 215th Street

## ENVIRONMENTAL/SOIL/WETLANDS

To the best of our knowledge, the soil conditions are adequate for construction of any permissible improvements by zone. Based on independent environmental studies we believe that no hazardous conditions or contamination of air, water, or soil exists on the subject site, or an adjacent site or parcel in the immediate vicinity of the subject that would adversely affect the value of the subject.

## IMPROVEMENT DESCRIPTION

### STREET IMPROVEMENTS:

N.W. 37<sup>th</sup> Avenue is asphalt paved with a dedicated width of 70 feet. N.W. 37<sup>th</sup> Avenue has two northbound lanes and two southbound lanes separated by a turning lane. All proposed interior streets will have a dedicated width of 50 feet.

### PROPOSED LOTS:

The plat of the site contains 59 single-family lots with one lot being reserved as green area. The typical single-family lot will have a street frontage of 50 feet with a depth of 100 feet.

## LOT SIZES:

BLOCK 1	BLOCK 2	BLOCK 3
---------	---------	---------

LOT	SQUARE FEET	LOT	SQUARE FEET	LOT	SQUARE FEET
1	6,315	1	5,050	1	6,243
2	5,020	2	5,050	2	5,742
3	5,020	3	5,050	3	5,699
4	5,020	4	5,127	4	5,656
5	5,020	5	5,052	5	6,153
6	5,020	6	5,210	6	5,095
7	5,022	7	6,121	7	5,082
8	12,126	8	5,144	8	5,151
9	8,326	9	5,933	9	5,763
10	5,093	10	6,851	10	5,763
11	5,088	11	5,443	11	5,763
12	5,103	12	5,055	12	6,166
13	5,127	13	5,937	13	5,000
14	5,099	14	5,932	14	5,000
15	5,093	15	5,055	Total	78,276
16	5,093	16	5,477		
17	5,093	17	6,209		
18	5,090	18	10,397		
19	5,063	19	6,749		
20	5,065	20	8,483		
21	5,086	Total	119,325		
22	5,088				
23	5,088				
24	5,088				
25	5,087				
Total	138,333				

Total: 335,934 square feet  
Average Lot Size: 5,693.80 square feet

DESCRIPTION OF IMPROVEMENTS:

	The Lucia (4 Bedrooms & 2 Bathrooms)	The Emily (3 Bedrooms & 2 Bathrooms)
AGE	Proposed Construction	Proposed Construction
DESCRIPTION	One-Story single family residence with living/dining room, kitchen, laundry room, four bedrooms, and two bathrooms	One-Story single family residence with a nook, dining room, great room, kitchen, laundry room, three bedrooms, and two bathrooms
SIZE	1,267 square feet 1,625 square feet (w/ garage)	1,267 square feet 1,625 square feet (w/ garage)
DETAILS		
Foundation	4" reinforced concrete slab on well compacted fill with concrete spread footings in excavation trench	4" reinforced concrete slab on well compacted fill with concrete spread footings in excavation trench
Exterior Walls	8" concrete block with painted stucco finish	8" concrete block with painted stucco finish
Windows	Sliders in aluminum frame	Sliders in aluminum frame
Roof	Hip with asphalt shingles	Hip with asphalt shingles
Interior Walls	Drywall - painted	Drywall - painted
Ceilings	Spray plaster	Spray plaster
Floors	Ceramic tile and carpet over poured concrete slab	Ceramic tile and carpet over poured concrete slab
Lighting	Incandescent and fluorescent	Incandescent and fluorescent
EQUIPMENT/ FIXTURES	Central air conditioning	Central air conditioning
	Kitchen appliance package: Oven/range, and double sink	Kitchen appliance package: Oven/range, and double sink
	Electric water heater, smoke detector, pre-wired telephone jacks, pre-wired cable outlets	Electric water heater, smoke detector, pre-wired telephone jacks, pre-wired cable outlets
SITE/YARD IMPROVEMENTS	Asphalt driveway, concrete sidewalks, landscaping & sod	Asphalt driveway, concrete sidewalks, landscaping & sod

### Summary of Proposed Construction

The proposed subdivision, to be improved with 59 single-family lots, will have fully improved, asphalt-paved streets. Public water, sewer, electrical and telephone lines will be in place within the right-of-ways of the public streets. The plat of the subdivision is in conformity with existing zoning regulations and is functionally designed. The density of the proposed subdivision (5.8 units per acre) is in line with densities of similar subdivisions in the subject neighborhood.

### III. MARKETING PLAN

#### Competition

Resale of existing homes remains extremely active in the immediate area with sales ranging from \$130,000 to \$180,000. There is an absence of any new home developments in the immediate area or within the adjacent communities. Coupling the brisk resale market with the lack of new homes makes Jordan's Landing a very visible attraction to those shopping for a home.

### **Marketing Strategy**

Our marketing strategy was fairly simplistic in that we used the market conditions to our advantage. We utilized local advertising to spread the initial message of a new affordable community in a convenient location to downtown Miami or Ft. Lauderdale. This initial wave of publicity allowed for a grassroots marketing approach to take root as we encouraged prospective homebuyers to spread the news to family and friends. This approach has been met with great enthusiasm.

### **Target Market**

Our prospective homebuyer typically is a married couple between the ages of 32 and 45 with two to four children. These households are commonly dual income.

### **Initial response/Feedback**

We are adding daily to our list of over one hundred and fifty prospective homebuyers that have contacted us regarding our new community. Of this list we have approximately 20 Pre-Qualifications from various Banking Institutions pre approving prospective buyers for an average of \$150,000.

### **Price Point**

We are currently pricing the two models as follows: Three bedrooms and 2 baths for \$135,000 while the four bedroom and two baths will start at \$142,000. These prices will incrementally increase by a range of 3% to 5% with each subsequent phase of ten homes. In addition, there will be thirteen premium lots in the community that will generate an additional \$7,500 per premium lot.

### **Current Absorption**

The immediate surrounding areas currently have an absorption rate of approximately five to six months for home resales. The absorption rate illustrates the steady growth the area maintains in the resale market. The absorption rate, however, for the few newly constructed homes is less than the area average. The trend indicates that the appetite for a new product in this particular market is underserved.

## **LOCATION MAP**







## MIAMI-DADE COUNTY

### LOCATION AND SIZE

Miami-Dade County, which comprises the metropolitan area of Miami, is situated on the southeast tip of the state of Florida. It is bordered on the east by the Atlantic Ocean, on the west by Monroe and Collier Counties, on the north by Broward County, and on the south by Monroe County (the Florida Keys).

Miami-Dade County, the largest county in area and population in the state of Florida, covers an area of 2,054 square miles with an altitude ranging from sea level to 25 feet. Water covers 354 square miles of the County.

Although the County is relatively large, approximately half of the total area is comprised of the Everglades, which is a natural area that will not be developed. Therefore, only the eastern section of Miami-Dade County encompasses the area, which is currently developed or available for future development.

Miami-Dade County's location, its southern latitude and proximity to the Gulf Stream provide for mild winters and pleasant summers.

### POPULATION

The state of Florida has increased rapidly in population from 9,740,000 in 1980 to 12,937,926 in 1990 and 15,982,378 in 2000. The July 1, 2001 population of Florida was estimated at 16,396,515. The population of Florida is expected to grow to 17,577,100 by 2005, a 1.8% average annual increase.

Miami-Dade County's population increased from 1,626,000 in 1980 to 1,937,094 in 1990, reflecting an average annual compounded growth rate of 1.77%, compared with 2.88% for the state of Florida. By 2000, Miami-Dade County's population increased to approximately 2,253,362. The population is estimated to grow to 2,430,000 by the Year 2005.

Miami-Dade County's population growth during the last four decades has been dramatic especially in relation to national trends. From 1950 to 1990 the United States population increased by 60%, while the population of Miami-Dade County has almost quadrupled from 495,084 to 1,937,000. During this period, the state of Florida was elevated from the 20th most populous state to the 4th in 1990 and continues to be the fourth most populous state.

The population growth rate in Miami-Dade County has shown greater fluctuations than the national rates. The Miami-Dade County rate of population change was 84.9% during the period 1940 to 1950; 88.9% from 1950 to 1960; 35.6% from 1960 to 1970 and 28.2% from 1970 to 1980. In the period from 1980 to 1990, the rate of population change was 16%. The average annual change from 1990 to 2000 was approximately 1.6%.

During the 1960s, the major increase in Miami-Dade County's population was due to the large immigration of Cubans. Today, Cuban and other Spanish-speaking people comprise approximately 57% of Miami-Dade County's population. The increase in Hispanic population has had favorable effects on the local economy and has helped to create a multi-national cultural environment in the area.

The recent influx of political and economic refugees from Cuba, Haiti and Nicaragua has put an abnormal strain on public services and has affected the population data in a dramatic manner. However, a recent increase in population growth of people from Latin American, as well as from

Europe and Canada, coupled with the increases in population from those people leaving the northern sections of the United States, indicate a positive prospect for the Miami-Dade County area in the future.

The overall population of Miami-Dade County is well dispersed throughout the entire area, yet has several key areas of concentration. During the 1960s, several sub-areas accounted for approximately 70% of the growth. These areas include Hialeah, northern Miami-Dade County, the Beach area, the Miami River area, the area southwest of Miami International Airport, as well as the Kendall and Cutler Ridge areas. In the first half of the 1970s, population growth continued in an uneven fashion especially in the urban fringes.

Since 1970, approximately three-fourths of the total population growth for the County has occurred in the unincorporated areas. The older centrally located cities such as Miami, Miami Beach and Coral Gables have grown at modest rates from 1970 to 1990. Unincorporated Miami-Dade County has evidenced the most rapid growth which continues to occur in areas in northeast Miami-Dade County (Aventura), as well as the currently expanding southwest area, especially in sections of Flagler Street, S.W. 8th Street and North Kendall Drive.

Population trends indicate that most of the population growth in Miami-Dade County during the first half of the 2000s will occur in outlying areas such as North Miami Beach, the Golden Glades area, the Kendall area west of the Florida Turnpike, the S.W. 8th Street and Palmetto Expressway areas, the Hialeah-Miami Lakes area, as well as those areas both east and west of U.S. Highway 1 between Sunset and Coral Reef Drives, and Cutler Ridge and the Goulds area.

## EMPLOYMENT TRENDS

The dominant characteristic of Miami-Dade County is that it is primarily trade and service based. Personal, business and repair services have had a substantial increase in importance in the economic base over the last decade. The major sectors of the economy include services, wholesale and retail trade, transportation, communications, public utilities, government and manufacturing. The most dominant industries, which form the County's economic base are construction and tourism.

Tourism is Miami-Dade County's biggest industry with an estimated 10.1 million visitors in 2000 contributing to more than 50 percent of the area's economy. Aviation and related industries are responsible for another large segment of the economy. The garment industry ranks third in the nation after New York and Los Angeles. Table 1 shows the distribution of the non-agricultural work force in Miami-Dade County.



TABLE 1

ANNUAL AVERAGE NON-AGRICULTURAL EMPLOYMENT  
1996 - 2000

INDUSTRY	1996	1997	1998	1999	2000
TOTAL NONAGRICULTURAL EMPLOYMENT	937,800	961,700	975,900	987,000	1,016,100
CONSTRUCTION	35,000	33,800	33,700	34,800	37,500
MANUFACTURING	77,100	75,500	72,900	70,300	68,800
TRANSPORTATION AND PUBLIC UTILITIES	80,100	83,300	86,200	89,400	92,400
TRADE	247,700	253,300	256,200	258,800	261,000
FINANCE, INSURANCE AND REAL ESTATE	66,400	67,200	66,900	66,400	66,600
SERVICE AND MINING	299,400	313,100	322,500	329,300	346,800
GOVERNMENT	132,100	135,400	137,500	138,000	143,000
CIVILIAN LABOR FORCE	1,029,723	1,045,835	1,042,647	1,044,261	1,053,924
UNEMPLOYMENT	75,134	74,226	66,980	60,583	55,615
UNEMPLOYMENT RATE	7.3%	7.1%	6.4%	5.8%	5.3%

Source: Florida Department of Labor & Employment Security, Bureau of Labor Market Information

The largest employer in Miami-Dade County is the Miami-Dade County School Board, followed by Metro-Dade County, Federal Government, State of Florida, American Airlines, University of Miami, Jackson Memorial Hospital, Baptist Health Systems of South Florida, Bell South, and Florida Power and Light. Assuming additional importance is the growing prominence of Miami-Dade County as a center for international trade, finance and tourism. The establishment of Miami as the "Gateway of the Americas" should provide the area with a much-needed degree of economic diversification. This should enable Miami-Dade County to weather slowdowns in the national economy by an increase of trade through the Port of Miami, growth of international arrivals at the airport, the Free Trade Zone, and the substantial foreign investment in the local economy, particularly in real estate.

Prior to September 11, 2001, Florida's unemployment rate was 4.3 percent, up from 3.6 percent of the previous year, but still below the national average of 4.9 percent. In August of 2001, the unemployment rate for Miami-Dade County was 6.0 percent. Miami-Dade's jobless rate for November 2001 rose to 7.8 percent while Florida's unemployment rate rose to 5.0 percent. The September 11, 2001, event had a greater impact on tourism in Miami than the rest of the state. Miami-Dade County's jobless rate fell slightly to 7.6 percent in December of 2001. The tourism season, now in full swing, could provide a welcome respite.

## INCOME

Over the past few years, the average per capita personal income in Miami-Dade County has been slightly lower than the per capita income for Florida, as well as the nation.

TABLE 2

PER CAPITA PERSONAL INCOME  
SELECTED YEARS (CURRENT \$)

Year	1997	1998	1999	2000
UNITED STATES	25,874	27,321	28,546	29,338
FLORIDA	25,721	26,931	27,781	28,913
MIAMI MSA	23,020	23,972	24,733	25,652

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis and Miami-Dade County Planning Department

## TOURISM

Table 3 reveals a steady increase in the number of tourists visiting Miami-Dade County since 1990. The number of international visitors increased approximately 100% from 1985 to 1995. Due to the soft domestic economy, the number of domestic visitors had declined from 1989 to 1993; however, since 1995 there has been a 1.5% average annual increase.

TABLE 3

EST. OF MIAMI-DADE COUNTY TOURIST TRENDS

	INTERNATIONAL	DOMESTIC	TOTAL
1990	3,455,000	4,617,500	8,072,500
1993	5,400,000	3,400,000	8,800,000
1995	5,061,600	4,317,600	9,379,200
1996	5,113,200	4,462,000	9,575,200
1997	5,278,700	4,564,600	9,843,300
1998	5,268,100	4,468,700	9,736,900
1999	5,399,800	4,385,800	9,785,600
2000	5,639,400	4,461,600	10,101,000

Source: Greater Miami Convention and Visitors Bureau, *Tourism Facts and Figures*

Figures for 2000 indicate a record 10,101,000 million overnight visitors came to Miami-Dade County, a 3.2% increase from 1999. The events of September 11, 2001 have had a negative effect on tourism, which is expected to continue through 2002.

Table 4 shows that the bulk of international visitors to Miami-Dade County originate from Central and South American Countries (47.9%), followed by European Countries (25.1%) and Caribbean Countries (12.9%). England and Germany accounted for the largest proportion of European visitors.

In 2000 there were a total of 3,364,643 passengers passing through the Port of Miami and approximately 33,600,000 through Miami International Airport. During 2000, the number of Port of Miami passengers increased .8% from 1999, and Miami International Airport decreased .88% from 1999.

T A B L E 4

ESTIMATES OF  
INTERNATIONAL VISITORS BY REGION

REGION	1998	1999	2000
EUROPEAN COUNTRIES	25.8%	25.6%	25.1%
CARIBBEAN COUNTRIES	13.9%	13.6%	12.9%
CENTRAL AMERICAN COUNTRIES	7.5%	7.4%	7.4%
SOUTH AMERICAN COUNTRIES	38.7%	39.4%	40.5%
CANADA	11.0%	11.1%	11.2%
OTHER COUNTRIES	3.1%	2.9%	2.9%
TOTAL	100%	100%	100%

*Source: Greater Miami Convention and Visitors Bureau, Tourism Facts and Figures*

There are approximately 50,000 motel and hotel rooms in Greater Miami and the Beaches. The hotel-motel occupancy rate for 1998 of 71.4% was above the rates for 1995 and 1996 of 70.0% and 71.2%, respectively, but below the 1997 rate of 73.1%. The rate dropped to 69% in 1999. The occupancy rate for 2000 is estimated at 72%. The average room rate in 2000 was \$112.00.

The first in a series of new luxury properties opened in September 2000 when the 21-story, 300-room J.W. Marriott debuted on Brickell Avenue. In November of 2000, a 330-room Mandarin Oriental opened on Brickell Key. A Four Seasons hotel and tower is scheduled to open in 2002 on Brickell Avenue at South 14th Terrace. The 66-story tower will feature 220 guest rooms plus 56 extended-stay units. The property will also include 200,000 square feet of office space. In addition to the new properties mentioned above, a 350-room Ritz Carlton beachfront hotel opened in Key Biscayne during 2001. Two other Ritz Carltons are expected to be completed in 2002.

## FINANCIAL RESOURCES

Over the course of the last decade, Greater Miami has evolved into a major international financial center. Domestic and international businesses find convenient access to a full array of services provided by locally-based state and national commercial banks, savings and loan associations, foreign banks, non-depository credit institutions, securities and commodities brokers and insurance companies.

Greater Miami has the largest concentration of domestic and international banks south of New York City. With more than 90 percent of the State's foreign banks operating offices in Miami, this market dominates international banking in Florida.

There are 43 international banking agencies, 13 Edge Act corporations and 4 Edge Act corporation branches operating in Greater Miami. Many of their banking customers are located in Latin America.

Overall, about 150 domestic banks, savings and loans, foreign banks and Edge Act banks operate in Greater Miami. The greatest concentration is located along Brickell Avenue in downtown Miami.



## TRANSPORTATION

Miami-Dade County has an extensive expressway system with access to all points in the County. However, due to the rapidly increasing population, some of the expressways, especially I-95, are becoming overburdened. In 1984 Miami-Dade County completed a 20.5 mile elevated rapid transit system. This system extends southward from downtown Miami to Dadeland, paralleling U.S. Highway 1 and northwesterly from downtown Miami to Hialeah. In conjunction with this system, there is a downtown people mover system, which encircles the central business district of Miami and extends south to the Brickell area and north to the Omni area.

Miami-Dade County is served by the CSX and Florida East Coast Railroads for freight and Amtrak Rail, Greyhound and Trailways Interstate bus lines for passenger service.

Miami International Airport, one of the nation's largest and busiest, had approximately 33.6 million arrivals and departures in 2001. Moody's Investor Service, a major bond-rating company, recently ranked the airport Aa (the second highest rating an airport can enjoy). Only Los Angeles International Airport shares this ranking; no U.S. airport has ever attained the highest ranking of Aa1. According to Moody's, a key factor in the ranking is the airport's "market value as an international gateway with its own strong organization-and-destination base". The airport is currently undergoing a \$5.4 billion expansion. New South and North terminals and a fourth runway are planned.

Miami has become a port of embarkation for airlines and ships bound for Central and South American Countries. The Port of Miami, besides being the largest passenger port in the nation, is also important as a cargo center with a 2001 annual tonnage of approximately 8.8 million up from 7,050,000 in 1998 and 7,800,000 in 2000. The port's traditional customer base has been Latin America and the Caribbean, accounting for 64% of the port's total volume.

Miami's comprehensive transportation system and its strategic location have enabled it to become an important international transportation center, providing commercial access to Latin America and the Caribbean.

## GOVERNMENT

Miami-Dade County is comprised of unincorporated areas, as well as thirty-one municipalities, the largest of which is the city of Miami.

Miami-Dade County is governed under a modified two-tier metropolitan government. The purpose of this type government was to establish one governing body for the county, and to establish one supply of services such as fire, police, etc. for the county. The upper tier is the County, which provides broad "regional" or county functions, such as metropolitan planning, welfare, health and transit services. The thirty-one municipalities represent the lower tier of government, providing a varying array of services within their jurisdictional boundaries. The County also maintains lower tier functions, such as the provision of municipal-type services, including police and fire, to the unincorporated areas and certain municipalities on a negotiated basis.

The County operates under the Commission-Manager form of government. Legislative and policy-making authority is vested in the elected thirteen-member Board of County Commissioners; the Commission appointed County Manager is the chief administrator. Miami-Dade County has operated under the metropolitan form of government since 1957, when the Home Rule Charter was passed by the local electorate. Prior to Home Rule, the County had to rely on the State Legislature for the enactment of its laws.

County government had not been able to respond to the tremendous demand for municipal services in this rapidly urbanizing area, which is larger than the State of Rhode Island or Delaware. The need

to combine services duplicated by the County and numerous cities was also clearly evident. The Charter permitted the limited County government to reorganize into a general purpose "municipal-type" government capable of performing the full range of public functions into an area wide operation.

## REAL ESTATE

As of the fourth quarter of 2001, the Miami-Dade County Office Market contained approximately 33.3 million square feet of office space. Approximately 36.2% of this space is located in the Miami central business district and adjacent Brickell Avenue and 21.6% in the rapidly growing Airport West area.

There was a decrease in the occupancy rate of office buildings in Miami-Dade County from 92% in 1981 to 77.6% in 1991. Since 1992, there was an increase in occupancy from 81.4% to 88.9% in the fourth quarter of 1999. From the fourth quarter of 1999 to the fourth quarter of 2001, the occupancy rate has remained relatively stable. The overall Countywide occupancy rate as of the fourth quarter of 2001 was 88.3%. Many new Class A buildings will be completed on Brickell Avenue, in Coral Gables and on Miami Beach which is expected to cause an increase in occupancy rates for 2002.

Office rental rates in new buildings typically range from \$20.00 to \$35.00 per square foot. The low end of the range is for office space in the suburban markets. The upper end of the range is for first class office space in Downtown Miami, Brickell Avenue, Coconut Grove and Coral Gables.

The Greater Miami Industrial Market, as of the Fourth Quarter of 2001, consisted of approximately 155,211,000 square feet of industrial space. The approximate percentage location of this space is as follows:

MARKET AREA	% OF TOTAL MARKET SPACE
AIRPORT WEST	30%
HIALEAH	15%
CENTRAL DADE	14%
NORTHWEST/MEDLEY	14%
NORTH DADE	19%
SOUTH DADE	4%
BIRD/TAMIAMI	4%
TOTAL	100%

*Source: Quinlivan Appraisal*

The major use of industrial space is warehousing/distribution, which accounts for approximately 65% of the occupied space. Manufacturing and technology occupy the remainder of the space accounting for approximately 25% and 15% of the industrial space, respectively.

The county's vacancy rate for the overall Miami-Dade County industrial market for the fourth quarter of 2001 was 8.72%; Medley and Airport West had the highest vacancy rates, 16.13% and 10.09%, respectively. Industrial rental rates generally range from \$3.50 to \$8.00 per square foot. The median sale price per square foot in 2000 for industrial space in Miami-Dade County was \$39.23 by the first quarter of 2001 it had increased to \$48.11 per square foot.

The continued slowness of the national economy, now officially in a recession, has contributed to the weakness in the Miami-Dade County industrial market. Overall vacancy rates have decreased and the general level of demand has decreased. The majority of the developers have placed all plans for speculative development on hold. It is projected that by the second quarter of 2002, the overall economy will begin its recovery and that demand levels for industrial space will again increase.

The number of single family residential permits decreased 6.8% from 6,166 in 1999 to 5,771 in 2000. Permits for 6,495 multi-family units were issued in 2000, down 2.9% from the 6,672 permitted during 1999. The average sale price of a new residence in Miami-Dade County in 2000 was \$188,728 up 13.4% from \$166,410 in 1999.

According to data from the Department of Business and Professional Regulation, Miami-Dade County has over 280,000 licensed rental apartment units. Reinhold P. Wolff Quarterly Housing Report shows a vacancy rate of 3.1% in November of 2001, slightly higher than the 2.1% rate of November of 2000. The vacancy rate has been declining steadily since 1991, but the decline accelerated after August 1992; this is attributable to Hurricane Andrew. Rental apartments have average rental rates of \$817 per month for a one bedroom apartment and \$1,016 per month for a two-bedroom apartment.

The condominium apartment market experienced an all-time high inventory of 15,722 units in October of 1986. The inventory has decreased to 6,392 units as of June of 2001. The high inventory caused the average sale price of a new condominium unit to decline from \$112,604 in 1982 to \$87,990 in 1987. However, the average sale price increased dramatically to \$162,752 in 1991, declining to \$130,545 in 1994 but again dramatically increasing to \$214,361 in 2000.

The Miami-Dade County retail market contains approximately 52.5 million square feet in buildings over 20,000 square feet. The major retail markets in Miami-Dade County include Hialeah, Coral Gables/South Miami-Dade, Aventura and Kendall. Rental rates typically range from \$15.00 to \$40.00 per square foot with an average rate of \$18.80 per square foot. The overall Miami-Dade County vacancy rate for 2001 was approximately 7.2%. The vacancy level is lowest in super regional malls and highest in unanchored strip centers.

## SUMMARY

In the future, one of the principal growth areas for Miami-Dade County is expected to be the international sector. Miami-Dade County, because of its geographic location and excellent transportation facilities, is well suited to attract both business individuals and tourists from Latin America. It is already one of the principal shopping markets for Central and South Americans visiting the United States and one of the principal export points for goods and services destined for Latin America.

A major consideration to future real estate development in Florida will be compliance with the State's concurrency law mandated by the Growth Management Act. This law requires developers to build sufficient infrastructure. Concurrency requires that basic facilities and services be in place or the money to build the same be available before the construction of new development is granted approval.

The existence of major financial institutions, retail outlets, corporations and other business entities, coupled with its geographic location, transportation systems and planned international trade centers give Miami-Dade County an excellent opportunity for continued growth as an international center.

## V. COMPARABLES

### LAND SALES COMPARABLES

	COMP #1	COMP #2	COMP #3	COMP #4	COMP #5 (subject)
DATE	02/23/00	05/12/00	07/9/01	12/13/01	12/02/02
PRICE	\$343,700	\$939,500	\$186,500	\$2,371,700	\$850,000
LOCATION	W. Side of N.W. 32 <sup>nd</sup> Ave., Miami, FL	W. Side of N.W. 27 <sup>th</sup> Ave., Miami, FL	E. Side of N.W. 37 <sup>th</sup> Ave., Miami, FL	S. Side of N.W. 215 <sup>th</sup> St., Miami, FL	W. Side of N.W. 37 <sup>th</sup> Ave., Miami, FL
SIZE	4.74 acres 206,474 sf	9.31 acres 405,497 sf	2.44 acres 106,500 sf	24.81 acres 1,080,505 sf	10.18 acres 443,610 sf
ZONING	RU-1MA	RU-3M	RU-2	PAD	RU-1Z
USE	Single family	Higher density (apts. /town home)	Single family	Vacant – planned area development	Former plant nursery
UNIT PRICE	\$72,511 per acre	\$100,913 per acre	\$76,434 per acre	\$95,595 per acre	\$83,497 per acre
COMMENTS	32 single family homes have been built	The site is currently vacant	Single family residences are currently being developed	The site is currently vacant	Site is currently being developed

Source: Quinlivan Appraisal, October 13, 2003

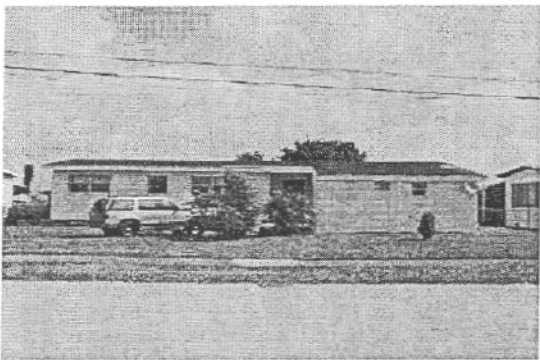

**Summary:** The land sales range in size from 2.44 to 24.81 acres and price from \$72,511 to \$100,913 per acre, and are all located in the same northwest area of Miami-Dade County. Based on the comparable, the subject site would have a sales price of approximately \$90,000 per acre (\$916,200).

### LOT SALES COMPARABLES

	COMP #1	COMP #2	COMP #3	COMP #4	COMP #5
DATE	04/27/00	05/22/00	06/26/00	11/15/00	02/08/01
PRICE	\$936,500	\$455,000	\$994,500	\$960,000	\$2,200,000
LOCATION	W. Side of S.W. 140 <sup>th</sup> Ave., Miami, FL	E. Side of S.W. 137 <sup>th</sup> St., Miami, FL	E. Side of S.W. 149 <sup>th</sup> Ave., Miami, FL	E. Side of S.W. 127 <sup>th</sup> Ave., Miami, FL	E. Side of N.W. 82 <sup>nd</sup> Ave., Miami, FL
SIZE	26 lots 6,137 sf (avg. lot)	13 lots 6,137 sf (avg. lot)	26 lots 6,038 sf (avg. lot)	47 lots 8,435 sf (avg. lot)	90 lots 5,026 sf (avg. lot)
ZONING	RU-1	RU-1	RU-1	RU-1	RU-1
USE	Single family	Single family	Single family	Single family	Single family
UNIT PRICE	\$36,019 per lot \$5.89 psf	\$35,000 per lot \$5.47 psf	\$38,250 per lot \$6.33 psf	\$20,425 per lot \$2.42 psf	\$24,444 per lot \$4.86 psf
COMMENTS	The lots have been developed w/ single family residences from \$140,000 to \$234,900	The lots have been developed w/ single family residences from \$137,600 to \$185,000	The lots have been developed w/ single family residences from \$168,000 to \$208,500	The lots have been developed w/ single family residences from \$116,900 to \$165,000	The lots have been developed w/ single family residences from \$135,900 to \$188,900

**Summary:** The bulk lot sales range in price from \$20,425 to \$38,250 per lot and from \$2.42 to \$5.33 per square foot. Based on the comparables, the subject site would have a sales price of approximately \$1,650,000 (59 lots x \$27,500 per lot = \$1,622,500 and 335,934 sf x \$5.00 psf = \$1,679,670).

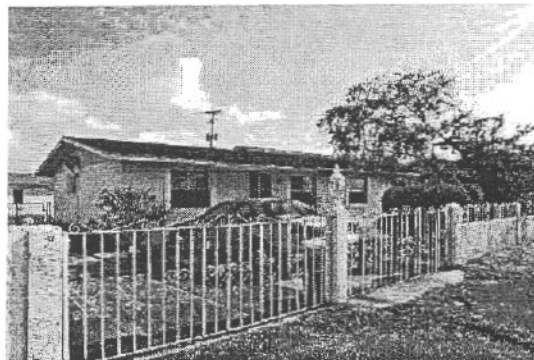
## COMPARABLE PROPERTIES FOR SALE IN CAROL CITY

<p><b>COMP #1</b></p> <p>Price: \$156,500</p> <p>City: Carol City</p> <p>Postal Code: 33055</p> <p>Subdivision: Lake Arbor Village</p> <p>County: Miami-Dade</p> <p>Bedrooms: 3</p> <p>Bathrooms: 2 full</p> <p>Size (SF): 1,634</p>	<p><b>COMP #2</b></p> <p>Price: \$165,000</p> <p>City: Carol City</p> <p>Postal Code: 33056</p> <p>Subdivision: Liberty Gardens</p> <p>County: Miami-Dade</p> <p>Bedrooms: 4</p> <p>Bathrooms: 2 full</p> <p>Size (SF): 1,274</p>
<p><b>COMP #3</b></p> <p>Price: \$183,000</p> <p>City: Carol City</p> <p>Postal Code: 33056</p> <p>Subdivision: Myrtle Grove</p> <p>County: Miami-Dade</p> <p>Bedrooms: 3</p> <p>Bathrooms: 2 full</p> <p>Size (SF): NA</p> <p>Comments: 1 car garage</p>	
<p><b>COMP #4</b></p> <p>Price: \$134,900</p> <p>City: Carol City</p> <p>Postal Code: 33056</p> <p>Subdivision: Myrtle Grove</p> <p>County: Miami-Dade</p> <p>Bedrooms: 4</p> <p>Bathrooms: 2 full</p> <p>Size (SF): NA</p> <p>Comments: 5 years old</p>	



**COMP #5**

Price: \$157,000  
City: Carol City  
Postal Code: 33056  
Subdivision: Liberty Gardens  
County: Miami-Dade  
Bedrooms: 4  
Bathrooms: 2 full  
Size (SF): 1,274

**VI. OWNERSHIP****OWNERSHIP STRUCTURE**

**Assets/Ownership:** Title to the subject property is in the name of Carol City Development, LLC. The subject property comprises approximately 10.18 acres.

Carol City Development, LLC  
10661 S.W. 88th Street, Suite 201  
Miami, Florida 33176

**Management Team****Donnie Gross, Chief Executive Officer**

Donnie Gross is the Chief Executive Officer and founder of Clean Sweep, LLC that was organized in May 2001 and Potomac Holdings, LLC. Clean Sweep is a prime subcontractor for Comcast and will generate annual sales in 2003 in excess of \$8,000,000 with net income of approximately \$1,000,000 and operations in Maryland, District of Columbia, Virginia, Florida and California. Potomac Holdings, LLC was organized to take advantage of real estate opportunities by consolidating a team of experienced professionals. From February 1999 to June 2001 Mr. Gross was the Chief Executive Officer and Chairman of Millioneyes.com, Inc. Previously, Mr. Gross was founder and President of Edge Communications, Inc. a telecommunications company that he sold to DCI Telecommunications, Inc (OTC:BB) in April of 1997. Mr. Gross served as President of Edge from February 1996 through his initial term December 1999. Prior to founding Edge, Mr. Gross was a sports agent for a major Los Angeles agency recruiting athletes and negotiating their business and promotional activities. Mr. Gross received his Bachelor of Arts in 1985 from Houston College.

**Matthew A Connolly, Chief Financial Officer**

Matthew A Connolly, CPA is the Chief Financial Officer and co founder of Clean Sweep, LLC and Potomac Holdings, LLC companies with common ownership interests. While CFO for these companies Mr. Connolly maintains a private accounting practice, Connolly and Villegas, CPA's, P.A.

that includes consulting and due diligence for private and SEC reporting companies. From February 1999 to June 2000 Mr. Connolly was acting CFO for Millioneyes.com, Inc. a free Internet company. Millioneyes became the fourth largest company in its market before selling out to Netzero. From June 1996 to March 1997 he served as Chief Financial Officer for World Pass Communications Corporation a private telecommunications company serving Latin and South America. From 1986 to 1996 Mr. Connolly was employed as Chief Financial Officer of a chain of ACE/True Value Hardware stores eventually becoming Chairmen, Chief Executive Officer, and majority stockholder. From 1983 to 1986 Mr. Connolly was Chief Financial Officers of the Saunders Group a real estate development company with construction projects ranging from office/warehouses condominiums to high-rise residential condominiums. Mr. Connolly served as accounting services manager at Kaufman, Rossin and Company from 1978 to 1983 and was licensed as a Certified Public Accountant in May 1979. Mr. Connolly received his B.S. in Accountancy from Northern Arizona University.

## DEVELOPMENT TEAM

### Development Team:

Donnie Gross  
Matthew Connolly  
Scott Shinskie  
Joshua Kornberg

### General Contractor:

James Cross, Incorporated  
8775 SW 133<sup>rd</sup> Street  
Miami Florida 33176  
(305) 254-2542

### Architect:

Donald W. Shackelford P.E., Inc. – Structural – Civil Engineers & Planners  
7810 SW 66<sup>th</sup> Street  
Miami, Florida 33143  
(305) 271-8040

### Attorney:

Mauri, Wald, Biondo, & Moreno  
Gerry Biondo, Esq.  
25 SE 2<sup>nd</sup> Avenue Suite 900  
Miami, Florida 33133  
(305) 358-5900

### Residential Mortgage Lender:

Worldwide Financial Resources, Incorporated  
Matthew Deming  
1 Irvington Centre, Suite 125

700 King Farm Boulevard  
Rockville, Maryland 20850  
(866) 291-1901

**Structural/Civil Engineer:**

Donald W. Shackelford P.E., Inc. – Structural – Civil Engineers & Planners  
7810 SW 66<sup>th</sup> Street  
Miami, Florida 33143  
(305) 271-8040

**Title Company:**

Transamerica Title Services  
Mark Weissman  
2199 Ponce de Leon Boulevard Suite 304  
Coral Gables, Florida 33134  
(305) 460-4447

**Appraiser:**

Quinlivan Appraisal, P.A.  
Mark Quinlivan  
5730 SW 74<sup>th</sup> Street Suite 300  
Miami, Florida 33143  
(305) 663-6611

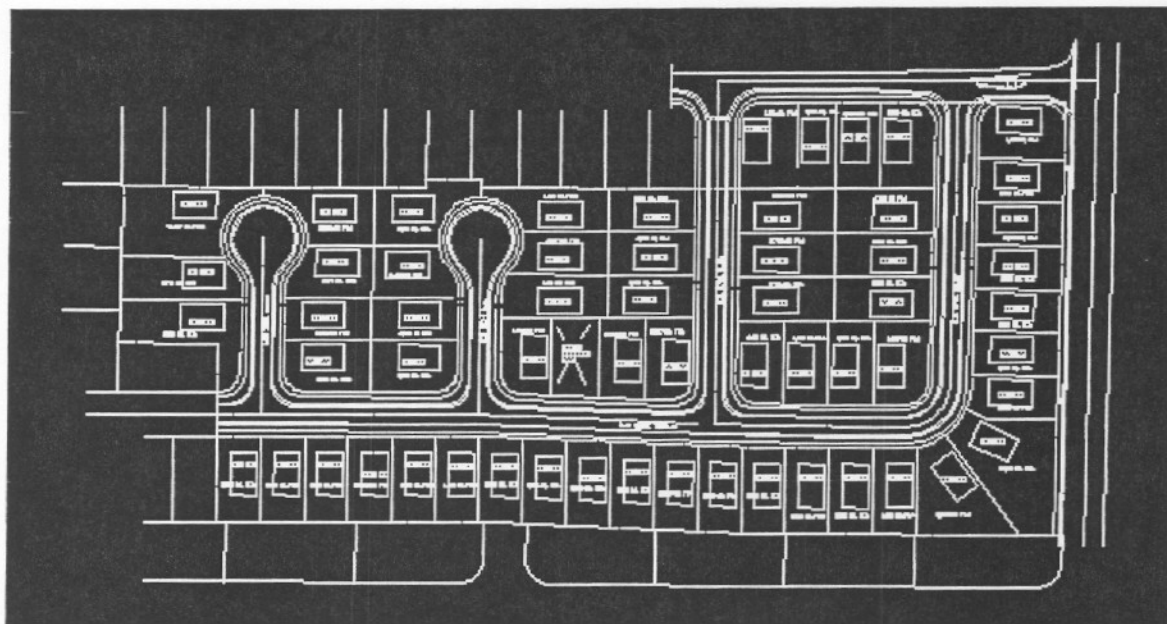
**Surveyor:**

Sunshine Untied Consultants, Incorporated  
Jose Senas, PSM  
7830 NW 174 Terrace  
Miami, Florida 33015  
(305) 362-2742



## ADDENDUMS

### SITE PLAN



## FLOOR PLANS AND ELEVATIONS

### MODELS – DESCRIPTION OF IMPROVEMENTS

	MODEL A <i>EMILY</i>	MODEL B <i>EMILY</i>	MODEL C <i>LUCIA</i>	MODEL D <i>LUCIA</i>
AGE	Proposed Construction	Proposed Construction	Proposed Construction	Proposed Construction
DESCRIPTION	One-story single-family residence with living room, dining room, kitchen, three bedrooms and two bathrooms.	One-story single-family residence with living room, dining room, kitchen, three bedrooms, two bathrooms and garage.	One-story single-family residence with living room, dining room, kitchen, family room, four bedrooms and two bathrooms.	One-story single-family residence with living room, dining room, kitchen, family room, four bedrooms, two bathrooms and garage.
SIZE	1,267 sf	1,625 sf	1,267 sf	1,625 sf
DETAILS OF CONSTRUCTION				
Foundation	4" reinforced concrete slab on well compacted fill with concrete spread footings in excavation trench.	4" reinforced concrete slab on well compacted fill with concrete spread footings in excavation trench.	4" reinforced concrete slab on well compacted fill with concrete spread footings in excavation trench.	4" reinforced concrete slab on well compacted fill with concrete spread footings in excavation trench.
Exterior Walls	8" concrete with painted stucco finish	8" concrete with painted stucco finish	8" concrete with painted stucco finish	8" concrete with painted stucco finish
Windows	Single hung in aluminum frame	Single hung in aluminum frame	Single hung in aluminum frame	Single hung in aluminum frame
Roof	Hip with asphalt shingles	Hip with asphalt shingles	Hip with asphalt shingles	Hip with asphalt shingles
Interior Walls	Drywall - painted	Drywall - painted	Drywall - painted	Drywall - painted
Ceilings	Spray plaster	Spray plaster	Spray plaster	Spray plaster
Floors	Ceramic tile and carpet over poured concrete slab	Ceramic tile and carpet over poured concrete slab	Ceramic tile and carpet over poured concrete slab	Ceramic tile and carpet over poured concrete slab
Lighting	Incandescent and fluorescent	Incandescent and fluorescent	Incandescent and fluorescent	Incandescent and fluorescent
EQUIPMENT & FIXTURES	Central air conditioning Kitchen appliance package to include oven/range, and double sink. Electric water heater Smoke detectors Prewired telephone jacks Prewired cable outlets	Central air conditioning Kitchen appliance package to include oven/range, and double sink. Electric water heater Smoke detectors Prewired telephone jacks Prewired cable outlets	Central air conditioning Kitchen appliance package to include oven/range, and double sink. Electric water heater Smoke detectors Prewired telephone jacks Prewired cable outlets	Central air conditioning Kitchen appliance package to include oven/range, and double sink. Electric water heater Smoke detectors Prewired telephone jacks Prewired cable outlets
SITE/YARD IMPROVEMENTS	Asphalt Driveway Concrete sidewalks Landscaping & Sod	Asphalt Driveway Concrete sidewalks Landscaping & Sod	Asphalt Driveway Concrete sidewalks Landscaping & Sod	Asphalt Driveway Concrete sidewalks Landscaping & Sod

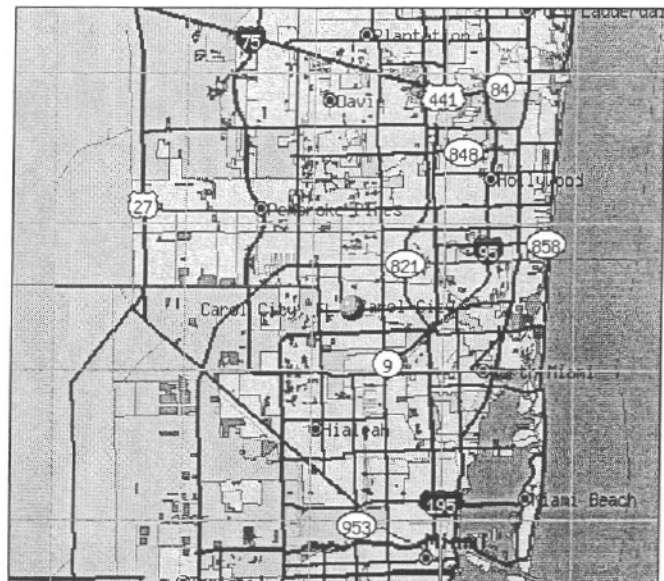
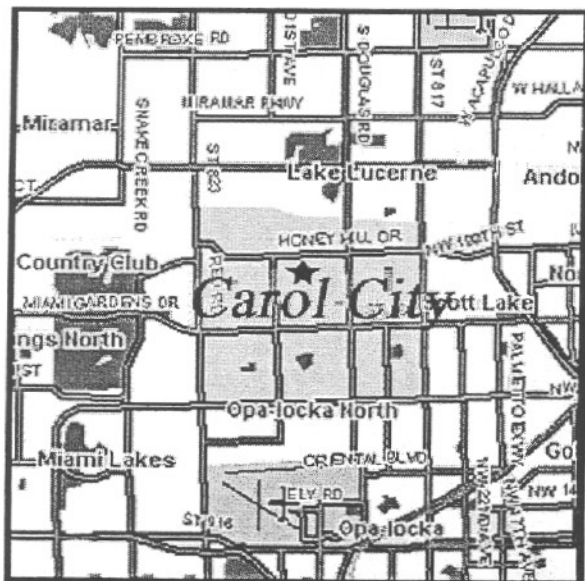
## MARKET INFORMATION

### OVERVIEW - CAROL CITY, MIAMI-DADE COUNTY, FLORIDA

Carol City started as a massive subdivision created in the post-World War II boom for hundreds of GIs, and was lauded as an ambitious project for first-time homeowners. Today, Carol City is one of Miami-Dade's most ethnically diverse communities. Many of the Carol City businesses opened in the 1980's, growing and changing along with the community. The main business district is along NW 183rd St (Miami Gardens Drive) and 27th Avenue. The most notable corporate tenant in Carol City is Pro Player Stadium, where the Miami Dolphins and the Florida Marlins play their home games.

Land Area:	13.61 square miles in Dade County
Population (year 2000):	59,443
Population Density:	4052 people per square mile.
County:	Miami-Dade
Zip code:	33055
Location:	15 miles north of Miami
Nearby Access Routes:	Palmetto Expressway, Florida Turnpike and Rt 860
Education:	Dade County School District
General Characteristics:	The lower- to middle-income suburban community 15 miles north of Miami is home to more than 53,000. Present-day Carol City stretches roughly from NW 17th to 57th avenues, between the Palmetto Expressway and the County Line Road. Several neighborhoods have sprung up within the nine-square-mile community.
Industries providing Employment:	Educational, health and social services (21.1%), Retail trade (12.1%), Transportation and warehousing, and utilities (10.0%).

### VICINITY MAP



## DEMOGRAPHICS

Carol City is an unincorporated suburban community located in Miami-Dade County, Florida. As of the census of 2000, there are 59,443 people, 16,402 households, and 14,089 families residing in the community. The population density is 3,012.0/km<sup>2</sup> (7,796.0/mi<sup>2</sup>). There are 17,049 housing units at an average density of 863.9/km<sup>2</sup> (2,236.0/mi<sup>2</sup>). The racial makeup of the town is 38.11% White, 52.10% African American, 0.19% Native American, 0.55% Asian, 0.04% Pacific Islander, 5.53% from other races, and 3.48% from two or more races. 42.00% of the population are Hispanic or Latino of any race.

There are 16,402 households out of which 42.7% have children under the age of 18 living with them, 52.4% are married couples living together, 26.5% have a female householder with no husband present, and 14.1% are non-families. 10.8% of all households are made up of individuals and 2.6% have someone living alone who is 65 years of age or older. The average household size is 3.58 and the average family size is 3.75.

In the area the population is spread out with 31.0% under the age of 18, 9.7% from 18 to 24, 28.6% from 25 to 44, 22.4% from 45 to 64, and 8.2% who are 65 years of age or older. The median age is 32 years. For every 100 females there are 92.5 males. For every 100 females age 18 and over, there are 87.1 males.

The median income for a household in the community is \$38,652, and the median income for a family is \$39,596. Males have a median income of \$26,079 versus \$22,169 for females. The per capita income for the community is \$12,600. 16.5% of the population and 14.3% of families are below the poverty line. Out of the total people living in poverty, 21.5% are under the age of 18 and 18.2% are 65 or older.

## DEMOGRAPHIC TABLES

CAROL CITY		FL	US	
POPULATION				
	Number		Number	Number
Total population	59,443			
Square miles (land)	7.62			
Population per square mile	7,796.01		296.37	79.56
GENDER				
	Number	Pct	Pct	Pct
Male	28,570	48.1	48.8	49.1
Female	30,873	51.9	51.2	50.9
AGE				
	Number	Pct	Pct	Pct
15 or younger	15,012	25.3	19.0	21.4
16-24	9,185	15.5	12.2	13.9
25-44	17,019	28.6	28.6	30.2
45-64	13,330	22.4	22.7	22.0
65+	4,897	8.2	17.6	12.4

	Number	Number	Number
Average age (years)	33.19	39.53	36.22

#### RACE AND ETHNICITY

	Number	Pct	Pct	Pct
White	22,653	38.1	78.0	75.1
Black or African American	30,970	52.1	14.6	12.3
American Indian and Alaska native	115	0.2	0.3	0.9
Asian	324	0.5	1.7	3.6
Native Hawaiian and other Pacific islander	24	0.0	0.1	0.1
Some other race	3,287	5.5	3.0	5.5
Two or more races	2,070	3.5	2.4	2.4
Hispanic or Latino	24,965	42.0	16.8	12.5

Sources: U.S. Census Bureau, 2000 Census

	CAROL CITY	FL	US
HOUSING UNITS			
	Number	Number	Number
Total housing units	17,049		

#### RENTER-OCCUPIED HOUSING UNITS

	Number	Pct	Pct	Pct
Renter-occupied housing units	2,819	16.5	26.0	30.8

	Number	Number	Number
Average number of household members	3.80	2.35	2.36
Average number of rooms	4.43	3.83	4.04
Average number of vehicles	1.36	1.25	1.19
Median year structure was built	1974	1977	1969
Median year householder moved in	1997	1999	1998
Median rent (\$)	620	551	519
Median rent asked for vacant units (\$)	672	576	469

	Number	Pct	Pct	Pct
Rent includes utilities	425	15.1	11.4	16.5

	Number	Number	Number
Rent as a pct of household revenue	30.3	27.5	25.5

#### OWNER-OCCUPIED HOUSING UNITS

	Number	Pct	Pct	Pct
Owner-occupied housing units	13,583	79.7	60.8	60.2

	Number	Number	Number
Average number of household members	3.53	2.51	2.71
Average number of rooms	5.10	5.69	6.30
Average number of vehicles	1.25	1.63	1.64
Median year structure was built	1973	1980	1971
Median year householder moved in	1988	1993	1991
Median value (\$)	85,700	93,200	111,800
Median value for mobile homes (\$)	23,600	35,600	31,200



	Number	Pct	Pct	Pct
With mortgage or contract to purchase	10,182	75.0	52.3	55.4
With second mortgage, equity loan	2,315	17.0	11.4	12.7
	Number		Number	Number
Median price asked for vacant housing (\$)	82,100		92,200	89,600
Monthly cost, with mortgage (\$)	940		1,004	1,088
Monthly cost, without mortgage (\$)	340		306	295

Sources: U.S. Census Bureau, 2000 Census

	CAROL CITY	FL	US
MEDIAN HOUSEHOLD INCOME BY AGE (\$ IN 1999)			
	Number	Number	Number
Median household income	38,652	38,819	41,994
Householder under 25	24,750	22,861	22,679
Householder 25-34	39,112	39,021	41,414
Householder 35-44	40,829	46,291	50,654
Householder 45-54	46,204	50,347	56,300
Householder 55-64	39,045	42,971	47,447
Householder 65-74	30,573	32,398	31,368
Householder 75 and older	20,037	25,085	22,259

PER CAPITA INCOME BY RACE OR ETHNICITY (\$)			
	Number	Number	Number
Per capita income	12,600	21,557	21,587
White	11,982	23,919	23,918
Black or African American	13,343	12,585	14,437
Native American	9,436	16,598	12,893
Asian	22,250	20,429	21,823
Native Hawaiian and Pacific islander	0	15,251	15,054
Some other race	11,122	11,431	10,813
Two or more races	9,661	13,514	13,405
Hispanic or Latino	11,464	15,198	12,111

Sources: U.S. Census Bureau, 2000 Census

	CAROL CITY	FL	US
MARITAL STATUS			
	Number	Number	Number
Male population 15 and older	20,834		
	Number	Pct	Pct
Male, never married	7,572	36.3	27.3
Male, married with spouse	9,250	44.4	53.1
Male, married without spouse	1,929	9.3	5.9
Male, widowed	430	2.1	3.2
Male, divorced	1,653	7.9	10.5

	Number		Number	Number
Female population 15 and older	23,671			
	Number	Pct	Pct	Pct
Female, never married	7,223	30.5	20.5	24.1
Female, married with spouse	9,309	39.3	49.2	49.5
Female, married without spouse	2,186	9.2	5.3	5.1
Female, widowed	1,733	7.3	12.3	10.5
Female, divorced	3,220	13.6	12.7	10.8

Sources: U.S. Census Bureau, 2000 Census

CAROL CITY		FL	US	
EDUCATIONAL ATTAINMENT				
	Number		Number	Number
Population 25 and older	35,367			
	Number	Pct	Pct	Pct
High school graduates (includes equivalency)	9,973	28.2	28.7	28.6
Some college, or associate's degree	8,197	23.2	28.8	27.4
Bachelor's degree	2,119	6.0	14.3	15.5
Master's, professional or doctorate degree	1,294	3.7	8.1	8.9

SCHOOL ENROLLMENT				
	Number		Number	Number
Population 3 years and over enrolled in school	19,879			
	Number	Pct	Pct	Pct
Preschool and kindergarten	2,112	10.6	12.3	11.9
Grades 1-12	14,431	72.6	65.1	65.3
College	3,336	16.8	22.5	22.8

Sources: U.S. Census Bureau, 2000 Census

	CAROL CITY		FL	US
TRANSPORTATION TO WORK				
	Number		Number	Number
Workers 16 and over	21,486			
	Number	Pct	Pct	Pct
Public transportation	679	3.2	1.9	4.7
Car, truck, van or motorcycle	20,213	94.1	92.0	88.0
Walk	79	0.4	1.7	2.9
Work at home	196	0.9	3.0	3.3

COMMUTING TIME				
	Number		Number	Number
Average travel time to work (minutes)	32		26	26
Average travel time to work using public transportation	69		46	48
Average travel time to work using other transportation	30		26	24

Sources: U.S. Census Bureau, 2000 Census



## BUILDING PERMITS (SOCDS)

Note that data for 2003 are for jurisdictions reporting on a monthly basis within the State only.

HOUSING UNIT BUILDING PERMITS FOR: MIAMI-DADE COUNTY, FLORIDA													
Units In Single Family Structure													
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
2003	471	682	620	483	761	837	1,104	736	0	0	0	0	5,694*
2002	497	606	679	666	746	493	485	477	434	384	386	521	6,374
2001	580	676	635	610	681	651	519	524	385	503	583	482	6,829
2000	469	542	541	420	488	610	528	584	460	441	467	438	5,988

Sources: U.S. Census Bureau, 2000 Census

### Disclaimer

To the best of our knowledge, this 'financial package' contains information and statements that are believed to be true and correct in addition to financial data that includes projections and assumptions. In addition, information that was provided by others is assumed to be true, correct, and reliable, as such, we assume no responsibility for its accuracy. The attached information and projections does not constitute a representation that there has been no change in the business or affairs of the property or the owner.





**7A) ORDINANCE -**  
**Certificate of Use**


*City of Miami Gardens*

1515-200 NW 167 Street  
Miami Gardens, Florida 33169

Mayor Shirley Gibson  
Vice Mayor Aaron Campbell  
Councilman Melvin L. Bratton  
Councilman Oscar Braynon II  
Councilwoman Audrey King  
Councilwoman Sharon Pritchett  
Councilwoman Barbara Watson

MEMORANDUM

To: The Honorable Mayor &  
City Council Members

From:   
Christopher D. Steers  
Assistant to the City Manager

Date: June 23, 2004

Re: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS,  
FLORIDA, AMENDING SECTION 33-8 OF THE CODE OF MIAMI-DADE COUNTY  
AS ADOPTED BY SECTION 8.3 OF THE CHARTER OF THE CITY OF MIAMI  
GARDENS, TO DELETE THE CURRENT SECTION AND CREATE A NEW SECTION  
ENTITLED "CERTIFICATES OF USE"...

---

RECOMMENDATION

It is recommended that you enact this ordinance thereby establishing specific rules, regulations, and procedures to more effectively regulate the use provisions of our zoning code in regards to business uses within our City Limits.

REASONS

The purpose of the issuance of a Certificate of Use is to aid in regulating against violations of the City Code of Ordinances.

Requiring an annually renewable Certificate of Use allows the City the legal means to routinely inspect local business locations to ensure compliance with all applicable codes thereby helping to ensure the safe and legal operation of said businesses while at all times ensuring due process for the respective business owners.

Attachment.

ORDINANCE NO. 2004-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF MIAMI GARDENS, FLORIDA, REPEALING SECTION 33-8 OF THE CODE OF MIAMI-DADE COUNTY AS ADOPTED BY SECTION 8.3 OF THE CHARTER OF THE CITY OF MIAMI GARDENS, TO CREATE A NEW SECTION ENTITLED "CERTIFICATES OF USE", CREATING DEFINITIONS; PROVIDING FOR THE REQUIREMENT OF A CERTIFICATE OF USE; PROVIDING FOR APPLICATION PROCEDURES; PROVIDING FOR SPECIFIC GROUNDS FOR DENIAL; PROVIDING FOR RENEWALS OF CERTIFICATES OF USE; PROVIDING FOR A DISPLAY OF CERTIFICATE; PROVIDING FOR DUTIES OF THE CITY; PROVIDING FOR EXAMINATION OF RECORDS; PROVIDING FOR RIGHT OF INSPECTION; PROVIDING FOR THE TERM OF CERTIFICATE OF USE AND TRANSFER; PROVIDING FOR FEES UTILIZING AN ADOPTED ZONING FEE SCHEDULE; PROVIDING FOR USE OF THE ZONING CLASSIFICATION MANUAL; PROVIDING FOR APPROVAL OF BUSINESS LOCATIONS; PROVIDING FOR LOST OR STOLEN CERTIFICATES; PROVIDING FOR CIRCUMSTANCES UNDER WHICH A CERTIFICATE MAY BE DEEMED NULL AND VOID OR ILLEGAL; PROVIDING FOR REVOCATION PROCEDURES PURSUANT TO WHICH A CERTIFICATE OF USE MAY BE REVOKED; PROVIDING PENALTIES FOR VIOLATIONS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, requiring an annually renewable certificate of use allows the City the legal means to routinely inspect local business locations to ensure compliance with all applicable codes, thereby helping to ensure the safe and legal operation of said businesses within the City, and

WHEREAS, the purpose of the issuance of a Certificate of Use is to aid in regulating against violations of the Code of Ordinances of the City of Miami Gardens,

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:**

Section 1. Section 33-8 of the Code of Miami Dade County, as adopted by the City of Miami Gardens, is hereby repealed.

Section 2. There is hereby created a "Certificate of Use" Ordinance in the City of Miami Gardens.

Section 3. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

**Business** means and includes all vocations, occupations, professions, enterprises, establishments, and all activities and matters, together with all devices, machines, vehicles and appurtenances used therein, any of which are conducted for private profit or benefit, either directly or indirectly, on or from any premises in the City; "Business" does not include the customary activities of religious, charitable, non-profit service clubs and organizations, or educational nonprofit institutions as those terms are defined in Chapter 205, F.S. as may be amended.

**Certificate of Occupancy** is a document issued by the Building Official certifying that he/she reasonably believes a building, or part thereof, and its occupancy to be in compliance with the minimum standards of safety, as set forth in the South Florida Building Code, prior to the buildings occupancy and after its inspection and that said building is in conformity with all other applicable laws and regulations.

**Certificate of Use** is a document issued by the City Manager, or his designee verifying the zoning use classification of any business within any approved structure or building or unit therein, prior to its occupancy and after inspection of the premises and

69 proof of compliance with all the requirements of the City's Code of Ordinances and all  
70 other applicable laws and regulations.

71  
72 **City** shall refer to the City of Miami Gardens and/or the City Manager, or his/her  
73 Designee.

74  
75 **Person** means any individual, firm, partnership, joint venture, syndicate, or other  
76 group or combination acting as a unit, association, corporation, estate, trust, business  
77 trust, trustee, executor, administrator receiver or other fiduciary.

78  
79 **Place of business** means any structure used for the purpose of exercising the  
80 privilege of engaging in business within the City limits.

81  
82 **Structure** means anything constructed or erected the use of which requires rigid  
83 location on the ground, or attachment to something having a permanent location on the  
84 ground, including but not limited to buildings, individual units within a building, and  
85 trailers/construction trailers.

86  
87 Section 4. Certificate of Use Required.

88  
89 (A) It is hereby deemed unlawful for any person to open or operate any  
90 business and/or occupy any structure within the City limits for the privilege of engaging  
91 in any business without first obtaining the required Certificate of Use.

92  
93 (B) No structure used for the purpose of exercising the privilege of doing  
94 business within the City limits shall be used or occupied, or any existing use enlarged,  
95 or any new use made of any land, body of water, or structure, without first obtaining a  
96 Certificate of Use therefore from the City as may be required herein.

97  
98 (C) The Certificate of Use shall be renewable annually for all existing, new,  
99 and future business use classifications on any land, body of water, and or in any  
100 structure including the individual units within said structure within the City limits;  
101 including but not limited to those type of businesses as indicated in the City Business  
102 Zoning Classification Manual as adopted herein.

103  
104 (D) A separate Certificate of Use shall be obtained for each place of  
105 business and for each corporation and/or legal entity within each place of  
106 business.

(E) It shall be the duty of every person owning, operating, or purchasing any business within the City limits to comply with the requirements of this Ordinance prior to opening any business and/or occupying structure.

(F) At the time of adoption of this Ordinance, all legally established business locations within the City limits operating as permitted or authorized under their existing and lawfully issued certificates of use from Miami-Dade County, shall not be required to obtain an original certificate of use from the City of Miami Gardens. However, all such businesses must comply with all other sections of this Ordinance including but not limited to the renewal of all such certificates of use as governed herein.

Section 5. Term of Certificate of Use and transfer.

(A) No Certificate of Use shall be issued for more than one year, and all certificates shall expire on September 30<sup>th</sup> of each year.

(B) Certificates of Use may be issued for a fractional portion of a year, but no Certificate of Use shall be issued for a fractional portion of a month.

(C) When there is a change of use, business, business ownership or business name the application for Certificate of Use shall be treated as new application.

Section 6. Due date for payment of Certificate of Use Fee.

(A) Certificates shall available for issuance by the City, commencing on August 1<sup>st</sup> of each year. Both the renewal and renewal fee shall be due on October 1<sup>st</sup> of each year. If October 1<sup>st</sup> falls on a weekend or holiday, the fee shall be due and payable on or before the first working day following October 1<sup>st</sup>. Those certificates not renewed by October 1<sup>st</sup> shall be considered delinquent and subject to a delinquency penalty of ten percent (10%) for the month of October, plus an additional five percent (5%) penalty for each month of delinquency thereafter until paid; provided, that the total delinquency penalty shall not exceed 25% of the fee due.

(B) Any person exercising the privilege of engaging in or managing any business without first obtaining a certificate of use, if required under this article, shall be subject to a penalty of 25 % of the fee determined to be due, in addition to any other



penalty provided by law or ordinance.

Section 7. Fees:

Fees to be charged for the purpose of administering this Ordinance are hereby imposed as follows:

(A) The Code Enforcement and Licensing Department shall collect all fees due and owing to the City as provided herein.

(B) The fees for Certificates of Use and renewals thereof shall be charged prescribed in the zoning fee schedule as adopted from Miami Dade County as set forth in Exhibit "A" attached hereto and incorporated herein by reference, as may be modified from time to time. These fees enumerate an original fee and a renewal fee: for all those use classes not specifically enumerated with a renewal fee the, renewal fee shall be the same as the original fee.

(C) An application fee of \$10.00 shall be assessed for the processing of a new application for Certificate of Use.

(D) Inspections of the applicant's business premise shall be scheduled at the convenience of both the enforcement officer/inspector and the business owner. If the business owner fails to be present at the time of the scheduled inspection or if the enforcement officer/inspector is denied and/or unable to gain access to the business premise to conduct the requisite inspection, the business owner may be subject to being charged a re-inspection fee of \$25.00 per re-inspection at the discretion of the City. Additionally, after three (3) such attempts and/or denials of access to the premises the City may pursue the revocation of any existing certificate(s) of use issued to the subject premises.

Section 8. Application Procedures.

(A) Procedures for issuance. No Certificate of Use shall be issued or granted to any person or location to engage in any business type use named, identified or encompassed by this article unless an application is filed with the City Manager, or his/her designee on forms provided for that purpose, disclosing the following:

- (1) a. The applicant's name and address.

- b. The name of the business for which a certificate is sought.
  - c. The name and address of the owner and operator of the business and if a corporation, the names and addresses of each of its corporate officers and its resident or registered agent.
  - d. The type or classification of the business and the relationship of the applicant to the business.
  - e. The location in the city where the business will be operated.
  - f. The date of birth, social security number and driver's license number of the owner/operator and any applicable federal employer identification numbers.
  - g. If the applicant is a corporation or partnership, the full name of the corporation or partnership and the state of incorporation. Applicant must submit a copy of the articles of incorporation.
  - h. If the business is a corporation and is to be conducted under another name, the business name and county of registration under F.S. §865.09. Applicant must submit a copy of the fictitious name registration.
- (2) That there has been a site inspection of the applicant's business premises.
  - (3) That the City approved and assigned the zoning use classification.
  - (4) That the City has verified compliance with all applicable laws and regulations and has collected all applicable fees due to the City.

(B) Legality of Use. In the event there is a question as to the legality of a use, the City may require affidavits and such other information he/she may deem appropriate

or necessary to establish the legality of the use, before a certificate of use will be issued.

(C) Emergency Locator. The application shall contain a section designated "emergency locator." The applicant shall fill out as part of the Certificate of Use application the names, business and residence addresses and residence and business phone numbers of the owner, and the manager or other persons to be notified in case of fire or other emergencies. Any changes in such information during the period for which the Certificate of Use is issued shall be made to the City Manager, or his/her designee, in writing.

(D) Certificate number. All applications and certificates shall be assigned a number, which may be an individual's social security number, and a corporation's federal tax number, or such other uniform method of numbering selected by the City Manager or his designee.

(E) Statement of accuracy. The application form shall contain the following language:

**"The undersigned has carefully reviewed this application and all information contained herein has been freely and voluntarily provided. All facts, figures, statements contained in this application are true, correct, and complete to the best of my knowledge and belief. The applicant also acknowledges and understands that the issuance of a City Certificate of Use is contingent upon a zoning compliance inspection and in conjunction with the issuance of a Certificate of Occupancy, and City Occupational License. Failure to comply with the City's Ordinances may result in revocation of said Certificate of Use."**

(F) Name, signature. The applicant shall print and sign his name to the application immediately after the statement required in subsection (E) above. In the case of a corporation, an officer shall be required to sign the application in his individual capacity and not solely as a corporate agent.

(G) Obtaining a Certificate of Occupancy prior to issuance of Certificate of Use. All businesses required to obtain a Certificate of Occupancy pursuant to the Florida Building Code, must do so prior to the issuance of a Certificate of Use. The City

shall honor any Certificate of Occupancy issued by Miami Dade County provided that the occupancy for which the certificate was issued remains the same.

(H) State License, Certification, Registration Required. All businesses and professions regulated by the state must submit a copy of their current state license, certification, and/or registration prior to the issuance of their Certificate of Use thereafter each year at time of renewal. Only the state license itself, or in the case of the state hotel and restaurant Council, the receipt issued by the state, shall constitute proof of current state license, or the same as may be submitted along with the occupational license application requirements.

(I) Grease Trap Registration required. All restaurants are required to obtain a Grease Trap Permit from the Miami-Dade County Department of Environmental Resources Management and shall provide a copy of said permit to the Code Enforcement and Licensing Department prior to the issuance of any Certificate of Use.

(J) Fire Inspection required. All businesses that require an annual inspection from the Miami-Dade County Fire Department shall submit a copy of the County fire inspection report or any such form indicating that said business was inspected and passed the requisite inspection; prior to the issuance of any Certificate of Use.

Section 9. Grounds for denial.

The City shall have the authority to deny an application for a Certificate of Use on the following grounds:

(1) That the applicant has failed to disclose or has misrepresented a material fact or any information required by this article in the application.

(2) That the applicant desiring to engage in the business, as described in the application, has selected a proposed site or type of business activity, which does not comply with the City's zoning ordinance or other laws of the City.

(3) That the applicant has failed to obtain a Certificate of Occupancy as required by the Florida Building Code.

(4) The Certificate of Occupancy for the proposed business location has been denied, suspended or revoked for any reason.

(5) The issuance of a Certificate of Use is based on the applicant's compliance with specific provisions of federal, state, city, or county law, with respect to the specific zoning use, and the applicant has violated such specific provisions.

(6) The applicant has violated any provision of this article and has failed or refused to cease or correct the violation within 30 days after notification thereof.

(7) The premises have been condemned by the local health authority for failure to meet sanitation standards or the local authority has condemned the premises because the premises are unsafe or unfit for human occupancy.

(8) The applicant is delinquent in the payment of any certification fee imposed under this Article; Code Enforcement Lien; Special Assessment Lien and/or any other debt or obligation due to the City under State or Local Law.

(9) The applicant has been denied a City Occupational License, or the applicant's Occupational License has been revoked within the last twelve (12) months.

(10) The applicant fails to permit inspection by the City as required and prescribed herein.

Any person, whose application has been denied as provided herein in this Ordinance, shall have the right to request a public hearing. Such application shall be governed in accordance with any City or local ordinance or law.

Section 10. Renewal of Certificate of Use.

332 (A) Renewed certificates will not be issued until all delinquent payments for  
333 any fee imposed under this Article; Code Enforcement Lien; Special Assessment Lien  
334 and/or any other debt or obligation due to the City under State or Local Law has been  
335 paid in full.

336  
337 (B) The City shall endeavor to notify all certificate holders that their  
338 Certificates of Use are due for renewal. However, if such certificate holder does not  
339 receive a renewal notification, it is his/her responsibility to renew the Certificate of Use  
340 prior to October 1<sup>st</sup>, to avoid delinquent charges.

341  
342 (C) Any current Certificate of Use may, at the discretion of the City, be  
343 renewed for each new certificate year without the need for a new application, provided  
344 the applicant signs the following certification:  
345

346 **"I the undersigned hereby certifies that the**  
347 **Certificate of Use for which I am now applying is**  
348 **one for a renewal of a current Certificate of Use**  
349 **which is now in full force and effect. I have not**  
350 **changed the authorized use of the premises nor**  
351 **have I made any physical or structural changes to**  
352 **the premises and do not plan to make any**  
353 **physical or structural changes to the premises."**  
354

355 (D) Any renewal application in which the applicant changes the authorized use  
356 of the premises or makes or proposes any physical or structural changes in the  
357 premises, shall be reprocessed as if the Certificate were a new application.  
358

359 Section 11. Display of Certificate.

360  
361 Each Certificate of Use issued by the City shall be displayed conspicuously at the place  
362 of business and in such a manner as to be open to the view of the public and subject to  
363 the inspection of all duly authorized officers of the City. Failure to display the certificate  
364 in the manner provided for in this section shall subject the owner/operator to the  
365 applicable civil penalties in accordance with the City Code Enforcement Ordinance  
366 and/or as permitted by law.  
367

368 Section 12. Duties of City.

The City, among other duties, shall collect all fees and shall issue certificates in the name of the City to all persons or businesses qualified under the provisions of this article and shall:

(A) Investigate and determine the eligibility of any applicant for a certificate and/or the current status of any certificate as prescribed in this article.

(B) Examine the books and records of any applicant or certificate holder when reasonably necessary to the administration and enforcement of this article.

(C) Verify that the applicant is in compliance with all applicable laws and regulations of the City as prescribed herein.

(D) Accept applications for certificates of use and review for completeness.

(E) Inspect or cause the inspection of the applicants' premises for compliance with the applicable building codes identifying any necessary building permits and/or any building code violations.

(F) Coordinate with Miami-Dade County Fire Department and the Department of Environmental Resources Management to obtain copies of respective approvals as necessary.

(G) Approve and assign the zoning use classification for each business premise.

(H) Examine the books and records of any applicant or certificate holder when reasonably necessary for the administration and enforcement of this article.

(I) Notify any applicant of the acceptance or rejection of his application and shall, upon his refusal of any certification, at the applicant's request, state in writing the reasons therefore and deliver them to the applicant.

### Section 13. Examination of records.

It shall be unlawful for any person and/or business to refuse to allow the City to investigate and examine relevant records for the purpose of determining whether such



person and/or business has a certificate and/or whether such person and/or business shall be issued a certificate.

Section 14. City Business Zoning Classification Manual.

Zoning classifications are hereby categorized pursuant to the Zoning Classification Manual, as set forth in Exhibit "B" attached hereto and incorporated herein by reference, as may be modified from time to time. This manual is subject to any future land development regulations promulgated by the City.

Section 15. Approval of business location required.

No Certificate of Use shall be issued for any Business until the location of the Business is first approved by the City as to its compliance with zoning and other regulatory ordinances of the City.

Section 16. Lost or stolen Certificates, issuance of a duplicate.

A duplicate Certificate of Use can be issued by the City to replace any Certificate or special permit previously issued which has been lost, stolen, defaced or destroyed without any willful conduct on the part of the certificate holder upon the filing by the certificate holder of an affidavit sworn to before a notary public of this State attesting to that fact. A duplication fee of \$10.00 shall be charged for each duplicate certificate.

Section 17. Obtaining Certificate by false statement.

Any Certificate of Use obtained under the provisions of this Ordinance upon a misrepresentation of a material fact shall be deemed null and void and the certificate holder who was thereafter engaged in any business under such certificate shall be subject to enforcement action for doing same without a certificate of use with the same effect and degree as though no such certificate had ever been issued.

Section 18. Certificate of Use does not permit illegal activity.

The issuance or possession of a valid Certificate of Use obtained under the provisions of this Ordinance does not constitute an approval of any offense, illegal activity or act prohibited by law.

445 Section 19. Revocation of Certificates of Use.

446  
447 The City is granted the authority and charged with the duty to revoke, refuse to renew or  
448 suspend any Certificate of Use as follows:

449  
450 (A) A Certificate of Use issued under this Ordinance may be revoked,  
451 suspended, or renewal of said certificate refused on the following grounds.

452  
453 (1) The certificate holder has failed to disclose or has  
454 misrepresented a material fact or information required by this  
455 article in the application.

456  
457 (2) The certificate holder does not engage in the  
458 business as described in the application or has changed the  
459 use without authorization.

460  
461 (3) The certificate holder allows the premises to be  
462 utilized for solicitation for prostitution, pandering, lewd and  
463 lascivious behavior, sale, distribution or display of obscene  
464 materials or conduct; sale or possession of any controlled  
465 substances or narcotics, or for any other illegal purpose.

466  
467 (4) The Certificate of Occupancy for the proposed  
468 business location has been denied, suspended or revoked  
469 for any reason.

470  
471 (5) The issuance of a Certificate of Use is based on the  
472 applicant's compliance with specific provisions of federal,  
473 state, city or county law and the applicant has violated such  
474 specific provisions including but not limited to violations of  
475 Federal, State, or County criminal statutes, and/or violations  
476 of County and/or City Zoning, Occupational Licensing, and  
477 related Ordinances.

478  
479 (6) The applicant has violated any provision of this article  
480 and has failed or refused to cease or correct the violation  
481 after notification thereof.  
482

483 (7) The premises have been condemned by the local  
484 health authority for failure to meet sanitation standards or the  
485 premises have been condemned by the local authority  
486 because the premises are unsafe or unfit for human  
487 occupancy.

488  
489 (8) The applicant is delinquent in the payment of any  
490 certification fee imposed under this Article; Code  
491 Enforcement Lien; Special Assessment Lien and/or any  
492 other debt or obligation due to the City under State or Local  
493 Law.

494 (B) Procedure:

495  
496 (1) The City may revoke, refuse to renew or suspend any  
497 Certificate of Use on any grounds set forth herein, above.  
498 The City shall issue a written Notice of Intent to Revoke  
499 and/or Suspend that shall set forth the grounds upon which  
500 the notice is issued, the corrections necessary for  
501 compliance, and the certificate holders right to request an  
502 administrative hearing in front of the City Special Master,  
503 and that said appeal must be taken within thirty (30)  
504 calendar days of the service of said notice.  
505

506  
507 (2) The thirty (30) calendar days shall be considered a  
508 warning period during which the noticed certificate holder  
509 may come into compliance as required herein. If compliance  
510 is achieved within said warning period the City shall void the  
511 revocation and the certificate holder shall dismiss any  
512 pending appeal.

513  
514 (3) The notice shall be sent certified mail return receipt  
515 requested to the address provided in the application or the  
516 last known address of the applicant. Alternate service may  
517 be made by delivery of the notice of hearing to the place of  
518 business and/or posting such notice thereon. If there is no  
519 appeal taken by the certificate holder as provided herein; the  
520 Certificate of Use shall be automatically revoked. Upon

521 revocation of the Certificate of Use, the certificate holder  
522 shall immediately cease doing business in any location listed  
523 therein.

524  
525 (4) The request for hearing before the Special Master to  
526 appeal the revocation notice shall stay any enforcement  
527 action and the certificate of use shall remain in effect unless,  
528 within the sole discretion of the City, it is determined that the  
529 grounds for denial represent an immediate threat to the  
530 health, safety, and/or welfare of the public.

531  
532 (C) Scheduling and Conduct of Hearing.

533  
534 (1) At any time prior to the expiration of thirty (30) days  
535 following the service of the notice of intent to revoke and/or  
536 suspend the Certificate of Use: the certificate holder may  
537 request in writing that the City schedule a hearing on the  
538 basis that he/she wishes to appeal the pending revocation  
539 notice. The City in consultation with the City Special Master  
540 shall set the matter down for hearing on the next regularly  
541 scheduled hearing date or as soon thereafter as practical,  
542 provided that the hearing date is not more than forty-five (45)  
543 calendar days from the date of the City's receipt of the timely  
544 request for appeal. The certificate holder shall receive a  
545 minimum of ten (10) days written notice of the hearing which  
546 shall set forth the time and place for the administrative  
547 hearing.

548  
549 (2) The hearing shall be conducted by the Special  
550 Master.

551  
552 (3) The proceedings at the hearing shall be recorded by  
553 the City Clerk, or his/her designee, and may be transcribed  
554 at the expense of the party requesting the transcript.

555  
556 (4) The hearing shall be conducted in an informal manner  
557 and the formal rules relating to evidence and witnesses shall  
558 not apply, but fundamental due process shall be observed

559 and shall govern the proceedings. Any relevant evidence  
560 shall be admitted if the Special Master finds it competent and  
561 reliable, regardless of the existence of any common law or  
562 statutory rule to the contrary.

563  
564 (5) Each party shall have the right to call and examine  
565 witnesses; to introduce exhibits; to cross-examine witnesses  
566 on any matter relevant to the issues even though that matter  
567 was not covered in the direct examination; to impeach any  
568 witnesses regardless of which party first called that witness  
569 to testify; and to offer rebuttal to the evidence.

570  
571 (6) Requests for continuances will not be considered if  
572 not received by the Special Master at least seven (7)  
573 calendar days prior to the date set for the hearing.

574  
575 (7) The proceedings at the hearing shall be conducted as  
576 follows:

- 577
- 578 a. The City shall present testimony in evidence.
  - 579
  - 580 b. The certificate holder shall then present
  - 581 testimony in evidence.
  - 582
  - 583 c. Each side shall have the right of cross-
  - 584 examination at the conclusion of the others
  - 585 presentation.
  - 586
  - 587 d. The Special Master shall have the right of
  - 588 inquiry.
  - 589
  - 590 e. Each party shall have the right to present
  - 591 rebuttal evidence.
  - 592
  - 593 f. Upon completion of the presentations, the
  - 594 hearing shall be closed, and the Special
  - 595 Master shall analyze the testimony and
  - 596 evidence of record and shall render a decision

597 either affirming or denying the determination of  
598 the City.  
599

600 (8) The decision of the Special Master shall be reduced to  
601 writing and copies thereof shall be furnished to the City and  
602 certificate holder within five (5) business days of the hearing.  
603

604 a. This decision may be appealed by Writ of  
605 Certiorari within thirty (30) days of such written  
606 order to the Circuit Court of the Eleventh  
607 Judicial Circuit of the State of Florida, or by  
608 such other remedy as may be provided by  
609 Florida law.  
610

611 b. Upon the time period for such appeal having  
612 expired, and no such appeal having been filed,  
613 or upon the expiration of such appeal  
614 procedures resulting in the affirmation of the  
615 decision of the Special Master, the certificate  
616 shall stand automatically and immediately  
617 revoked and no new certificate shall be issued.  
618 Upon revocation, the certificate holder shall  
619 immediately cease doing business in any  
620 location listed therein.  
621

622 (9) No application for a Certificate of Use shall be  
623 considered by the City until one (1) year after the date of any  
624 revocation or non-renewal.  
625

626 Section 20. Right of Inspection.  
627

628 (A) Any person applying for or obtaining a Certificate of Use shall be subject  
629 to an annual inspection of the place of business.  
630

631 (B) For the purpose of enforcing the provisions of this code; city officials,  
632 inspectors, and enforcement officers shall have the right of inspection provided that said  
633 inspection shall be reasonable and scheduled at the convenience of the applicant or

certificate holder and the enforcement officer or inspector. The office of the City Attorney is hereby authorized to seek inspection warrants as necessary.

Section 21. Penalties for Violation.

Any person who violates any section of this Ordinance shall be subject to the penalties outlined in Ordinance No. 2004-11-27. Violations of this Ordinance may also be punished by a fine not to exceed five hundred dollars (\$500.00) or imprisonment for a definite term not to exceed sixty (60) days in a municipal detention facility or other facility as authorized by law, or both such fine and imprisonment. Each day any violation or any provision of this Code or of any ordinance shall continue, shall constitute a separate offence.

Section 22. Conflict.

All ordinances or Code provisions in conflict herewith are hereby repealed.

Section 23. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 24. Inclusion in Code:

It is the intention of the City Council of the City of Miami Gardens that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Miami Gardens and that the sections of this Ordinance may be renumbered or relettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed; provided, however, that Section 1 hereof or the provisions contemplated thereby shall not be codified.

SECTION 25. Effective Date:

This Ordinance shall become effective immediately upon its final passage.



PASSED ON FIRST READING IN FULL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
PASSED ON SECOND READING BY TITLE ONLY THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SHIRLEY GIBSON, MAYOR

ATTEST:

RONETTA TAYLOR, CMC, CITY CLERK

Prepared by SONJA K. KNIGHTON, ESQ.  
City Attorney

SPONSORED BY: Danny Crew, City Manager

MOVED BY: \_\_\_\_\_

**VOTE:**

Mayor Gibson	____(Yes)	____(No)
Vice Mayor Campbell	____(Yes)	____(No)
Councilman Melvin L. Bratton	____(Yes)	____(No)
Councilman Oscar Braynon, II	____(Yes)	____(No)
Councilwoman Audrey J. King	____(Yes)	____(No)
Councilwoman Sharon Pritchett	____(Yes)	____(No)
Councilwoman Barbara Watson	____(Yes)	____(No)



**10A) RESOLUTION**  
– Special Taxing Districts

RESOLUTION No. 2004-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION OF CAROL CITY DEVELOPMENT, LLC, FOR THE CREATION OF A MULTIPURPOSE SPECIAL TAXING DISTRICT FOR STREET LIGHTING, RETAINING WALL MAINTENANCE, SWALE MAINTENANCE, AND MAINTENANCE OF THE CEREMONIAL PARK; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

1 WHEREAS, Article I of Chapter 18 of the Miami-Dade County Code allows for the  
2 creation and establishment of special taxing districts within incorporated areas for the  
3 purpose of certain public improvements, and

4 WHEREAS, Section 18-2 of the Miami-Dade County Code requires the approval of  
5 a city when the special taxing district falls within a city's boundaries, and

6 WHEREAS, the Miami-Dade County has received a Petition from the Carol City  
7 Development, LLC, for the creation of a special taxing district within the City of Miami  
8 Gardens ("City") for street lighting, a copy of which is attached hereto as Exhibit "A", and

9 WHEREAS, Miami-Dade County has reviewed the Petition and has determined  
10 that it meets the requirements of the Code of Miami-Dade County, and

11 WHEREAS, Miami-Dade County has requested that the City of Miami Gardens  
12 approve the proposed special taxing district,

13 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
14 MIAMI GARDENS, FLORIDA, as follows:

15 Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas  
16 paragraphs are hereby ratified and confirmed as being true, and the same are hereby  
17 made a specific part of this Resolution.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI  
GARDENS AT ITS REGULAR MEETING HELD ON JUNE 23, 2004.  
SPONSORED BY: Danny Crew, City Manager

SHIRLEY GIBSON, MAYOR

ATTEST:

RONETTA TAYLOR, CMC, CITY CLERK

Prepared by SONJA K. KNIGHTON, ESQ.  
City Attorney

MOVED BY:

Resolution No. 2004-

**VOTE:**

Mayor Gibson	____(Yes)	____(No)
Vice Mayor Campbell	____(Yes)	____(No)
Councilman Melvin L. Bratton	____(Yes)	____(No)
Councilman Oscar Braynon, II	____(Yes)	____(No)
Councilwoman Audrey J. King	____(Yes)	____(No)
Councilwoman Sharon Pritchett	____(Yes)	____(No)
Councilwoman Barbara Watson	____(Yes)	____(No)

SKK:pkw

S:\MIAMI\RESOS\TAX.DOC

**MIAMI-DADE COUNTY ATTORNEY'S OFFICE  
M E M O R A N D U M**

TO: Aristides Rivera, P.E., P.L.S.  
Director  
Public Works Department

FROM: James K. Kracht  
Assistant County Attorney

DATE: March 24, 2003

SUBJECT: Jordan's Landing Multipurpose  
Special Taxing District

---

Please be advised that the above referenced petition is approved as legally sufficient, provided that the walls to be maintained are adjacent to, abutting, and/or accessible from the public right of way.

JKK/cg J.K.K./m.z.

**R E C E I V E D**  
MAR 27 2003  
PUBLIC WORKS  
SPECIAL TAXING DISTRICTS DIV.

MIAMI-DADE COUNTY  
PUBLIC WORKS DEPARTMENT  
SPECIAL TAXING DISTRICTS DIVISION

PETITION FOR MULTIPURPOSE SPECIAL TAXING DISTRICT

To the Board of County Commissioners of Miami-Dade County, Florida:

We, the undersigned property owners, do hereby petition Miami-Dade County, Florida, for the creation of the Special Taxing District(s) required by the respective plat(s) pursuant to Chapter 18 of the Code of Miami-Dade County, Florida, for any or all of the following: installation, operation, and maintenance of sodium vapor street lights of an intensity of 9,500 up to 50,000 lumens, mounted on the concrete, fiber glass or existing pole; landscape, entrance features and wall maintenance services shall be more fully described on the attached Exhibit B). The petitioned for district lies within that portion of the unincorporated area of the Miami-Dade County more fully described on the attached exhibit A.

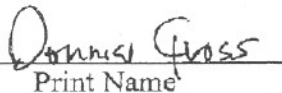
Tentative Plat(s) Name(s) Jordan's Landing

It is understood and agreed that the boundaries of this district and the type and the level of services to be provided by this district will be reviewed by the appropriate County authorities. It is also understood that the streetlights and other improvements to be provided shall be in accordance with the minimum standards and requirements set forth by the Miami-Dade County Public Works Department.

OWNER'S NAME	OWNER'S ADDRESS	LEGAL DESCRIPTION OF PROPERTY	TAX FOLIO NUMBER
Carol City Development, LLC	10661 N. Kendall Drive, Suite 201 Miami, FL 33176	More fully described on the attached "Exhibit A"	3011320010350

Dated this 06 day of March 2003

  
Managing Partner

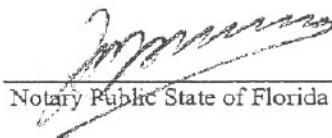
  
Print Name

Donnie Gross known to me, acknowledged in my presence in Miami-Dade County, Florida on March 5th 2003, that \_\_\_\_\_ executed the foregoing instrument voluntarily. He (is) (are) personally known to me ( ) or produced identification in the form of \_\_\_\_\_, and acknowledge that \_\_\_\_\_ executed the same purposes herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in the County and State last aforesaid, this 5th day of March 2003.



Jose J. Rodriguez  
Commission # DD125524  
Expires July 12, 2006  
Bonded Through  
Atlantic Bonding Co., Inc.  
My Commission Expires.

  
Notary Public State of Florida



## EXHIBIT A

EXHIBIT A TO THE PETITION FOR THE PLAT(S) KNOWN AS Jordan's Landing DATED February 28, 2003 FOR THE CREATION OF SPECIAL TAXING DISTRICT(S)

A portion of the Southeast  $\frac{1}{4}$  of Section 32, Township 51 South, Range 41 East, Dade County Florida, more particularly described as follows:

Commence at N.E. corner of SE  $\frac{1}{4}$  of Section 32, Township 51 South, Range 41 East; thence South  $01^{\circ} 05' 54''$  West along the East line of said Section 32, for 1501.75 feet; thence North  $89^{\circ} 50' 37''$  West for 35.00 feet; thence South  $01^{\circ} 05' 54''$  West for 265.04 feet to the Point of Beginning; thence North  $89^{\circ} 50' 37''$  West for 352.66 feet to the point of curvature; thence along the arc of said curve concave Southeast having for its elements a central angle of  $90^{\circ} 00' 00''$ , a radius of 25.00 feet, and a distance of 39.27 feet to the point of tangency; thence South  $00^{\circ} 09' 23''$  West for 75.00 feet; thence North  $89^{\circ} 50' 37''$  West for 299.00 feet; thence North  $00^{\circ} 9' 23''$  East for 10.40 feet; thence North  $89^{\circ} 50' 37''$  West for 64.06 feet; thence South  $00^{\circ} 09' 23''$  West for 9.29 feet; thence North  $89^{\circ} 50' 37''$  West for 352.19 feet; thence South  $01^{\circ} 05' 54''$  West for 181.43 feet; thence South  $89^{\circ} 55' 18''$  East for 114.96 feet; thence South  $00^{\circ} 04' 42''$  West for 206.88 feet; thence South  $89^{\circ} 55' 18''$  East for 307.61 feet; thence South  $87^{\circ} 21' 33''$  East for 335.13 feet; thence South  $89^{\circ} 55' 18''$  East for 330.00 feet; thence North  $01^{\circ} 05' 54''$  East for 500.75 feet to the Point of Beginning.

**AMENDED EXHIBIT B**

EXHIBIT B TO THE PETITION FOR THE SUBDIVISION KNOWN AS JORDAN'S LANDING DATED FEBRUARY 28, 2003, FOR THE CREATION OF A SPECIAL TAXING DISTRICT FOR STREET LIGHTING, RETAINING WALL MAINTENANCE, SWALE MAINTENANCE AND MAINTANCE OF THE CEREMONIAL PARK (AS DESIGNATED "TRACT A" ON THE TENTATIVE PLAT).

**AREAS TO BE MAINTAINED**

THE RETAINING WALL AND SWALE THAT WILL RUN ALONG 37<sup>TH</sup> AVENUE IN ADDITION TO THE CEREMONIAL PARK DESIGNATED AS TRACT "A" ON THE TENTATIVE PLAT.

**MAINTENANCE SCHEDULE**

- A.) WALL MAINTENANCE
- 1.) MAINTENANCE AND REPAIR OF THE EXTERIOR OF THE DECORATIVE MASONRY WALL AND THE REMOVAL OF GRAFITTI AS NEEDED.
- B.) CEREMONIAL PARK MAINTENANCE
- 1.) GROOMING AND MAINTENANCE OF THE PARK AREA DESIGNATED AS TRACT "A" AS NEEDED.
  - 2.) CUT BIMONTHLY AS REQUIRED
  - 3.) FERTILIZE AND WEED CONTROL AS NEEDED
  - 4.) TREAT FOR PESTS/DISEASES AS NEEDED.
- C.) SWALE AREA MAINTENANCE
- 1.) CUT BIMONTHLY AS REQUIRED
  - 2.) FERTILIZE AND WEED CONTROL AS NEEDED
  - 3.) TREAT FOR PESTS/DISEASES AS NEEDED.

DATED this 11<sup>TH</sup> day of JUNE, 2003.

Carol City Development, LLC as its Managing Director

By: Donnie Gross, President & Managing Director

STATE OF MARYLAND  
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 11<sup>TH</sup> day of JUNE 2003 by Donnie Gross, as President and Managing Director of Carol City Development, LLC, and he has produced his Maryland Driver's License as identification.

Deborah L. Colliton

Printed Name: DEBORAH L. COLLITON  
Notary Public  
My Commission Expires:

My Commission Expires 08/01/08

DATED this 16<sup>TH</sup> day of JUNE 2003.

CJM Investments (Mortgage Holder) as its President

By: Dr. Miguel A. Charnah, President

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Sworn to and subscribed before me this 16<sup>TH</sup> day of JUNE 2003 by Dr. Miguel Charnah as President of CJM Investments, Inc., and he has produced his Florida Driver's License as identification.

Printed Name: Jose J. Rodriguez  
Notary Public  
My Commission Expires:



Jose J. Rodriguez  
Commission # DD125324  
Expires July 12, 2006  
Bonded Thru  
Atlantic Bonding Co., Inc.



## 10B) RESOLUTION

—City Identification Signage

# City of Miami Gardens

1515-200 NW 167<sup>th</sup> Street  
Miami Gardens, Florida 33169



Mayor Shirley Gibson  
Vice Mayor Aaron Campbell  
Councilman Melvin L. Bratton  
Councilman Oscar Braynon II  
Councilwoman Audrey King  
Councilwoman Sharon Pritchett  
Councilwoman Barbara Watson

### MEMORANDUM

**To:** The Honorable Mayor and City Council Members

**From:** Dr. Danny O. Crew  
City Manager

**Date:** June 16, 2004

**Re:** City Entrance Signs

In early June, a request for proposals was sent to xx sign manufacturing firms for proposals on the design and manufacture of a minimum of 10 small and one large entrance sign for use in DOT rights-of-way. Installation of the signs will be the subject of a second RFP in the near future.

The RFP process was used as it was anticipated that the total for the manufacturing of the signs would fall below the \$25,000 threshold for a formal bid. Invitations were sent to 15 firms (See attached List) believed to be sign manufacturers rather than sign jobbers. Of the 15 firms, the City received proposals from 5 firms. Some of the responses did not address the specifications; however, three proposals did.

Because entry signs are an important statement of the community, the proposers were directed to prepare a proposal that 1) Proposed a design that will reflect well on the City; and, 2) quote various price combinations. The criteria for judging proposals would first consider the proposed designs, and then the costs. The chart below is a summary of these results:

# Table 1: City Entry Sign Proposals

## Bids Meeting Specifications

	4x4x1	4x4x2	6x10	Shipping	12 Small 1 large Sub-total	Quality Warranty	Price Guarantee	Delivery
Mouse Design	1,290	2,430	4,560	1,400	18,860	5 yrs	2 yr	4 weeks
Sign-A-Rama 1	2,900	4,050	4,250	0	33,250	1 yr	1 yr	4-6 weeks
Sign-A-Rama 2	1,950	3,400	5,700	0	25,200	1 yr	1 yr	4-6 weeks

## Bids Not Meeting Specifications

Fast Signs	871	1,244	4,572		n/a	?	?	(1)
Sign-A-Rama 3	n/a	n/a	7,250		n/a	?	?	(2)
Sign-A-Rama 4	n/a	n/a	4,250		n/a	?	?	(3)
Sign Factory	625	949	2,150		8,400	1 yr	1 yr	(4)
Astro Signs	2,203	2,880	5,168		27,195	3 yrs	?	(5)

- (1) No Design, No assurances, No warranty, No Price guarantee  
Does not meet specs - Sign too large
- (2) large  
Does not meet specs - Sign too large
- (3) large  
No assurances, No Price guarantee
- (4) guarantee  
No assurances, No price guarantee
- (5) guarantee

I reviewing the proposals for design, I have recommended that the design prepared by Mouse Studios be awarded the contract. As it turns out, Mouse was also the lowest bidder with the best warranty.

I have attached the three designs for Council review, with the recommended design first.

**RECOMMENDATION:** That City Council approve attached resolution and grant the award of a sign design and manufacturing contract to Mouse Studios based on their proposal attached hereto.

## Sign Bid Packages sent to the following sign manufacturers

All Signs America  
15481 Redhill Avenue, Suite B,  
Tustin CA 92780  
Phone: (714) 258-3600 Fax: (714) 258-9029  
E-mail: [allsignsam@earthlink.net](mailto:allsignsam@earthlink.net)

Capstone Creative Marketing  
23421 Grandview Trail  
Lakeville, MN 55044  
Tel: 612/ 414.5520  
Fax: 952/ 461.4480  
Email: [russ@capstonecreative.com](mailto:russ@capstonecreative.com)

Mouse Design Studio  
1264 Alpharetta Street  
Roswell, Georgia USA 30075  
770-518-0292  
770-518-0294 (fax)  
[sales@sandblasted.com](mailto:sales@sandblasted.com)

Letra-Tek, Inc.  
Mailing Address  
P. O. Box 151123  
Altamonte Springs, FL 32715  
Phone: (407) 331-3386  
Fax: (407) 331-3342  
Email: [jeff@letra-tek.com](mailto:jeff@letra-tek.com)

Acolite & Claude United Sign Company, Inc.  
P.O. Box 522517  
Miami, FL 33152  
Phone 305-362-3333  
Fax 305-819-7777  
E-mail [acusigns@netrox.com](mailto:acusigns@netrox.com)

Sign-A-Rama  
1798 NE 163rd Street  
North Miami Beach, FL  
P: 305-947-7731  
F: 305-947-7634  
E: [signarama@alqxmail.com](mailto:signarama@alqxmail.com)

Grundy Neon  
5110 E 10Th Ct  
Hialeah, FL 33013  
P: 305-688-8089  
F: 305-687-2950  
E: [razapata@bellsouth.net](mailto:razapata@bellsouth.net)

Signs Galore  
1527 NW 6th Street  
Gainesville Florida 32601  
352-372-1941  
Fax: 352-338-1518  
E-Mail: [info@signsgalore.net](mailto:info@signsgalore.net)

The Sign Mill  
8302 W. Farm Rd. 144  
Springfield, MO 65802  
Ph: (417) 732-4190  
Toll Free: (800) 732-2434  
Fax: (417) 732-2770  
eMail: [signs@signmill.net](mailto:signs@signmill.net)

Astro Sign CO.  
230 East High Street  
Glassboro.NJ 08928  
856-881-4300  
[info@astrosignco.com](mailto:info@astrosignco.com)

---

FASTSIGNS®  
8374 Pines Blvd  
Pembroke Pines, FL 33024  
P: 954-438-7979  
F: 954-438-5868  
E: [316@fastsigns.com](mailto:316@fastsigns.com)

Sign-A-Rama  
4784 NW 167th Steet  
Miami, FL 33014  
P: 305-627-7446  
F: 305-627-8115  
E: [info@signaramamiami.com](mailto:info@signaramamiami.com)

Economy Signs  
3790 NW 25th Ave.  
Miami, FL 33142  
P: 800-883-9992 305-633-4800  
F: 305-633-4899  
E: [ecosigns@bellsouth.net](mailto:ecosigns@bellsouth.net)

Bengis Signs Inc  
7447 Nw 48th St  
Miami, FL 33166  
P: 305-592-3860 800-523-6447  
F: 305-592-6937  
E: [bengissign@aol.com](mailto:bengissign@aol.com)

Sign Factory  
279 E Oakland Park Blvd  
Oakland Park, FL 33334  
P: 954-564-0180  
F: 954-564-0788  
E: [signman@attglobal.net](mailto:signman@attglobal.net)



**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, RELATING TO ENTRANCE SIGN DESIGN AND MANUFACTURING; AWARDING A CONTRACT TO MOUSE DESIGN STUDIO; ADOPTING REPRESENTATIONS; AUTHORIZING THE CITY MANAGER TO DO ALL THINGS TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City requested proposals from sign design and manufacturing companies and pursuant thereto, received proposals for such design and manufacturing; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA AS FOLLOWS:**

**Section 1:** ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

**Section 2:** That the design and manufacture proposal by Mouse Design Studio as attached and made a part hereto is hereby accepted.

**Section 3:** The City Manager is hereby authorized to take any and all actions necessary to immediately implement all of the purposes and intent of this Resolution and are authorized to make such revisions to such the proposal as are deemed necessary and proper for the best interest of the City.

**Section 4:** EFFECTIVE DATE. This Resolution shall become effective immediately upon adoption.

**PASSED** and **ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Shirley Gibson, Mayor

**ATTEST:**

Ronetta Taylor, CMC

City Clerk

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:**

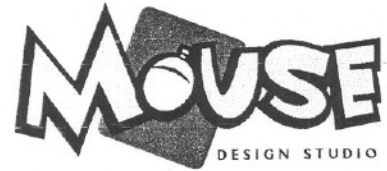
\_\_\_\_\_  
Sonja K. Knighton, City Attorney

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**VOTE:**

Mayor Gibson	____ (Yes)	____ (No)
Vice Mayor Aaron Campbell	____ (Yes)	____ (No)
Councilman Melvin L. Bratton	____ (Yes)	____ (No)
Councilman Oscar Braynon, II	____ (Yes)	____ (No)
Councilwoman Audrey J. King	____ (Yes)	____ (No)
Councilwoman Sharon Pritchett	____ (Yes)	____ (No)
Councilwoman Barbara Watson	____ (Yes)	____ (No)



### **Monument Signage**

monument structure: please visit [http://www.sandblasted.com/monuments\\_How.html](http://www.sandblasted.com/monuments_How.html) (case sensitive)  
sign face material: 15lb. density High Density Urethane (HDU) Sign Foam III  
finish: triple automotive prime with background and top coats in iShot! commercial sign enamels  
mounting: we mount to monument arrives fully assembled

**Standard Monument Model #11 with single sided multi-dimensional sign face \$4560.00**

### **4 x 4 Signage**

material: 15lb. density High Density Urethane (HDU) Sign Foam III  
finish: triple automotive prime with background and top coats in iShot! commercial sign enamels  
mounting: we mount brackets to accept our decorative posts  
posts: double kiln dried marine grade clear heart cedar, triple automotive primed and finished in gloss white  
\*note - we wrap the base in solid, decorative white PVC to prevent weed wackers from damaging the posts

**Single sided 'kit' including sign face, mounting brackets & decorative posts with wraps \$1290.00 per unit**  
**Double sided 'kit' including sign face, mounting brackets & decorative posts with wraps \$2430.00 per unit**

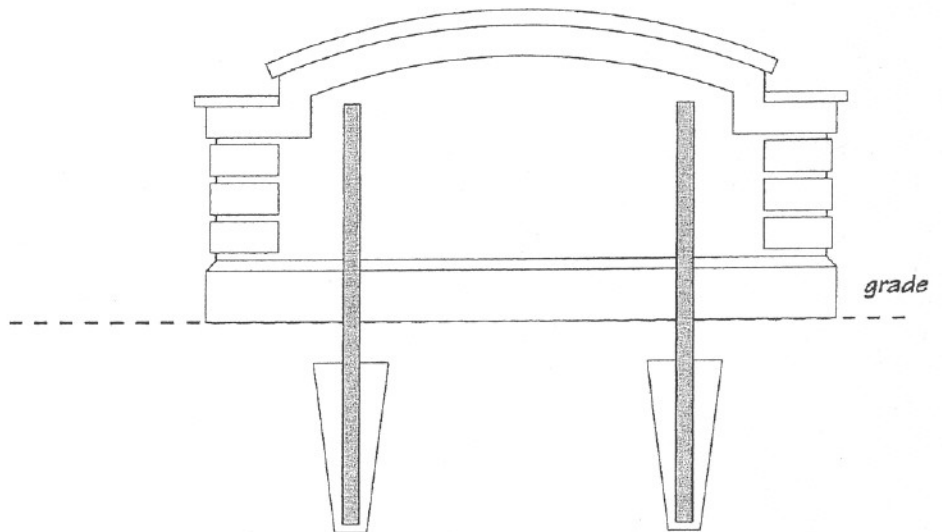
Notes: We have completed Engineering Wind Load Tests for another customer in the Miami area, and understand that the monuments require 5' deep steel reinforcement tubes, which we will provide.

\*Mouse Design Studio will gladly provide materials to meet or exceed FDOT requirements.

- We will gladly modify any/all of our designs to meet specific requirements
- Mouse Design Studio will honor (2) year price guarantee based on this quantity break, on future single orders
- Warranty:
  - Sign Foam III has warrantee of 10 years against warping or deterioration
  - iShot! sign enamels have a 5 year guarantee against fading
  - \* note - we have signs up over a decade old that still look new
- Total Production time not to exceed (4) weeks from Bid Award Date + (3) days to ship
- Total Crate & Shipping on ALL units, single trip to Miami Gardens, Florida not to exceed \$1400.00
- Terms - 50% initial deposit, balance due upon delivery.



*standard monument model#11 - single sided graphic application  
sandblasted sign face (sandstone blast pattern)  
finished in multiple color commercial sign enamels*



*City Emblem to be additional  
3D relief element  
attached to sign face on ALL units*



# SIGN★A★RAMA

96"

48"



*Welcome*

*City Of Miami Gardens*

# **SIGN★A★RAMA**

96"

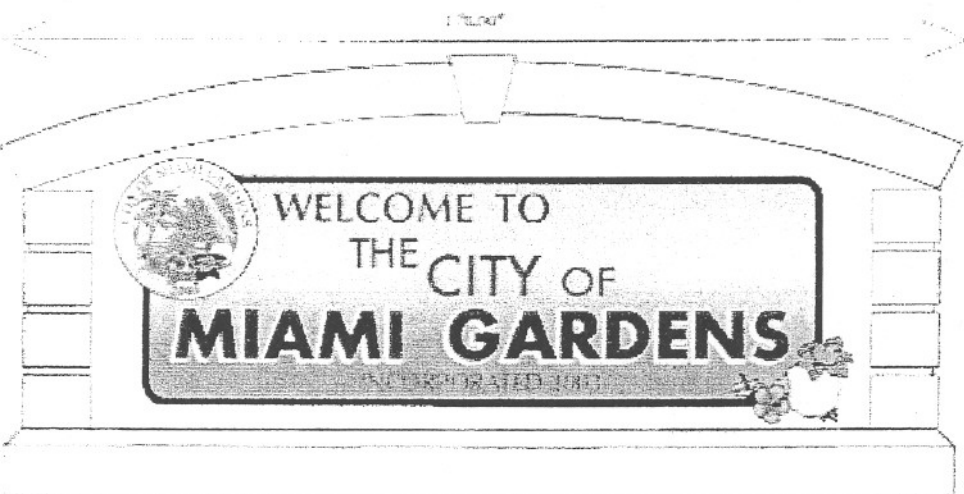
36"



**Welcome**

18"

*City Of Miami Gardens*



DATE	PROJECT NO.	PROJECT NAME	PROJECT ADDRESS	PROJECT CITY	PROJECT STATE	PROJECT ZIP	PROJECT PHONE
8/1/04	001	MATT	1/2-1/2 0"				
DATE ORDERED	DATE SHIPPED	DATE DELIVERED	DATE PAID	DATE RECEIVED	DATE INVOICED	DATE BILLED	DATE PAID
8/1/04	8/1/04	8/1/04	8/1/04	8/1/04	8/1/04	8/1/04	8/1/04

Please check ALL spelling and numbers. Your order will be produced from this proof.  
The first proof and ONE revision is included at NO charge. Each revision after that will incur a \$40.00 per proof art charge.  
COLOR ON ACTUAL SIGN MAY VARY SLIGHTLY COMPARED TO PAPER PRINT.

**Designed by ASTRO. Any use of this design by individuals not authorized is prohibited by law and violators will be prosecuted.**





---

**279 East Oakland Park Blvd  
Ft Lauderdale, Fl.  
954-564-0180**

**5x10 Large Sign**

